

Staff Summary Report



Development Review Commission Date: 10/23/07

Agenda Item Number: 5

SUBJECT: Hold a public hearing for a Planned Area Development Overlay and Use Permit for ONE HUNDRED MILL AVENUE located at 100 South Mill Avenue.

DOCUMENT NAME: DRCr_OneHundredMill_102307

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **ONE HUNDRED MILL AVENUE (PL070354)** (Michael Monti, property owner; Tony Wall, 3W Companies, applicant) for redevelopment of the existing Monti's La Casa Vieja site, for two new buildings consisting of hotel, commercial and residential use, including preservation of a portion of the existing historic building, located at 100 South Mill Avenue in the City Center District, Transportation Overlay District, and a Historic Designated Property, including the following:

PAD07021 – (Ordinance No. 2007.67) Planned Area Development Overlay to modify Transportation Overlay District standards for two (2) buildings consisting of 291 hotel suites, 265 dwelling units within 25/26 floors, all in approx. 1.1 million s.f. of building area on +/-3.35 acres.

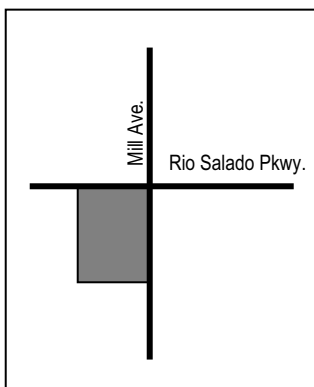
ZUP07137 – Use Permit to allow tandem parking.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

RECOMMENDATION: Staff – Approval, subject to conditions (1-15).

ADDITIONAL INFO:



Gross/Net site area	2.51 acres
Total Building area	1,172,530 s.f.
Phase I	617,005 s.f.
Phase II	555,525 s.f.
Total Residential	265 units
	Phase I – 85 units, Phase II – 180 units
Hotel Suites	291
Lot Coverage	80% (No Standard)
Total Proposed Building Height, including mechanical equipment	
Phase I	316 ft. (100 ft. max. per Transportation Overlay)
Phase II	331 ft. (100 ft. max. per Transportation Overlay)
Downtown Building Heights Study:	
Phase I	75 feet w/ 15' step-back @ 50' "Heritage Core"
Phase II	300 feet "Urban Core"
Building setbacks	0' front, 0' side, 0' rear (0, 0, 0 min. per TOD)
Landscaped area	35% on roof top (No Standard)
Total Vehicle Parking	1,207 spaces (1,140 min. TOD required)
	(Phase I – 668, including surface lot)
Total Bicycle Parking	337 spaces (Phase I – 146; Phase II – 191)
	(337 min. required)

- PAGES:**
1. List of Attachments
 - 2-4. Comments /Reasons for Approval
 - 5-6. Conditions of Approval
 - 6-7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2007.67
 - 2-3. Waiver of Rights and Remedies form
 4. Location Map(s)
 5. Aerial Photo
 - 6-12. Letter of Explanation
 - 13-18. Planned Area Development Overlay: Site Plan
 - 19-37. Floor plans (PAD 6.0 – 25.0)
 - 38-42. Building Sections (PAD 26.0 – 30.0)
 - 43-53. Building Elevations (PAD 31.0 – 41.0)
 54. Landscape Plan
 - 55-56. Preliminary Grading & Drainage Plan
 - 57-60. Shadow Study
 - 61-70. Context Map / Photographs
 - 71-72. Letter from Downtown Tempe Community (9/25/07)
 - 73-75. Letter from City of Phoenix Aviation Department (10/09/07)
 76. Opposition Letter (10/18/07)

COMMENTS:

The applicant is requesting an approval for a Planned Area Development Overlay for modifications to the general development standards for increase in allowable height and a Use Permit to allow tandem parking, for a project consisting of two high rise buildings proposed in phases. Phase I includes a 617,005 s.f. of building for retail, residential and hotel use with a portion of the historic C.T. Hayden house preserved. Phase II (west building) includes 555,525 s.f. of building area for commercial and residential. The project is located at the southwest corner Mill Avenue and Rio Salado Parkway. The site currently includes the existing Monti's La Casa Vieja Steakhouse, the original home of Tempe's founder, Charles Trumbull Hayden, originally built in 1874 including several later additions. Included on the site is additional surface parking to the west. The surrounding area includes immediately to the west the U.S. Airways corporate offices. Immediately adjacent to the south is currently a vacant proposed to be developed for the recently approved Gateway Project by Opus. Across the street to the east is the historic icon of the Hayden Flour Mill and Hayden Butte. North and northeast of the site is the Tempe Town Lake with park and recreational amenities and the Hayden Ferry Lakeside development with office and residential buildings.

Project Analysis

The project consists of two high rise building located at the site of Monti's La Casa Vieja (C.T. Hayden House) an historically designated site. Phase I, the western building will include demolishing a portion of the Monti's restaurant which includes later additions of the building, and retain the original and more historic portion of the site (See History below). Phase I building will include four (4) levels of below grade parking and twenty-five (25) floors above, with a maximum proposed building height of 316 feet. Ground level building will include retail, hotel lobby and the preserved portion of Monti's remaining (approximately 40% of the existing building). Floors 2-5 consist of parking and residential units to the exterior. Floors 6-18 include Hotel suites and roof deck amenities, including some residential. Floors 19-25 include additional residential condominiums. The project includes all 26 floors over the remaining adobe structure of Monti's. The proposal includes spanning the 316 foot structure over Monti's without penetrating the existing building and placing approximately six (6) foot diameter columns fronting the building along Rio Salado Parkway.

Phase II (western building) located on the existing surface parking lot, includes three (3) levels of below grade parking, ground floor commercial facing the north, west and south of the property. Floors 2-4 include parking with residential to the north. Floor 5 includes on the roof top a fitness center, meeting room and residential casitas and a pool amenity area. Floors 6-26 of the northern tower include all residential use. Overall building height including mechanical equipment is 331 feet.

The project intends to reestablish the street grid that was 2nd Street and Maple Avenue, providing access to the site along Mill Avenue to the south and Rio Salado Parkway from the north of the site. Two internal access points are provided to the parking garages through an alley between and underneath the two buildings. There are designated drop-off zones for residential to the north and the hotel/residential to the south.

On April 6, 2006 the Central City Development Committee of the Whole, consisting of City Council members, accepted the Community Design Principles document including a concept study for Downtown Building Heights. This area, according to the Downtown Building Height Concept Study, identifies the western portion of the site (Phase II) as "Urban Center", suggesting a maximum building height envelope for this location at 300 feet, with no building setbacks. Phase II with an overall height of 331 feet is generally in conformance with the height study. The eastern portion of the site (Phase I), according to the Downtown Building Height Concept Study, identifies this area as "Heritage Core", suggesting a maximum building height of seventy-five (75) feet with a fifteen (15) foot stepback at fifty (50) feet. Phase I of this project is not in conformance with the Downtown Building Height Concept Study. Staff recommends building heights that recognize the historical significance of the single story L-shaped Sonoran row house and step the buildings mass back and reduce the overall height along Mill Avenue that is more consistent with other projects approved in the surrounding areas. For example, the Gateway Project by Opus, located just south of One Hundred Mill, has

a building height of thirty-two (32) feet at the street front and steps the remaining building wall back, ranging from 10 to 24 feet, with an overall building height of 132 feet. The Flour Mill Project, by Avenue Communities, located at the southeast corner of Mill Avenue and Rio Salado Parkway, includes a single story building mass of approximately eighteen (18) feet in height with building stepping back at least 40-50 feet from the building façade to a height of eighty-seven (87) feet. The Flour Mill silos, setback even further, stand at 219 feet in height. Initially the 100 Mill Avenue site was never conceived of having a potential redevelopment. As a result of the surrounding development context, a more appropriate height and step-back similar to the "Mill Avenue Corridor", as identified for the site south of this project. Staff recognizes the additional need for pulling the building back from the historic one level adobe facades at the corner and would recommend a maximum height varying between the "Urban Core" and "Mill Avenue Corridor" heights identified in the Downtown Building Heights Concept Study.

History

La Casa Vieja (the old house in Spanish) was built in 1873. The original structure was a residence for Charles Trumbull Hayden and his family. The original house was a single-story row house constructed of adobe in the Sonoran style by Hayden and his Mexican American workers. Prior to 1883, the house consisted of 13 rooms located in an "L" shaped plan. The house spanned a distance of 80 feet along the Mill Avenue frontage and 120 feet along First Street (Rio Salado Parkway). During the period of 1876-1883, a second story of adobe was built over the room at the north end of the house. In this same period, three rooms were built to create the west wing. The Hayden Family moved from the adobe house in 1889 at which time the house began 35 years of use as a boarding house. In 1893, a frame second story was added to the west wing. Over time, La Casa Vieja started to deteriorate until, by 1920, the building was in very bad condition. At this time, Charles Hayden's daughters, Sallie and Mary, planned to renovate the building and take it back to its original Mexican adobe design. In 1924, Sallie and Mary Hayden hired Robert T. Evans, a prominent Phoenix architect, to begin what would be the first restoration of an historic house in Arizona. Evans removed the upper story and restored the plastered adobe walls. The Hayden sisters opened a tea house and restaurant in the refurbished landmark known as La Casa Vieja, or "the old house." La Casa Vieja survives as an important example of rare architectural materials and methods which document the building's evolution from a traditional Mexican row house (1873-1889), to its subsequent use as a boarding house (1893-1924), through its restoration to a restaurant (1924-present).

Alterations during this period included the removal of the westernmost adobe room (1892), and the addition of a frame second story above the remainder of the west wing (1893). Deterioration of the property was in evidence by 1911 and continued through World War I until 1921 when the house was upgraded. In 1924 formal rehabilitation of the house was initiated for use as a restaurant. This stylistic restoration included removal of all second story rooms, demolition of an additional 15-foot of the west wing, and the construction of a new adobe end wall with a curvilinear parapet. The courtyard was used as a dining patio, a river rock fountain was installed, and an adobe wall with a curvilinear parapet was built to enclose the south end. The interior was restored mostly to earlier room configurations with Mission style elements such as plain board wainscoting, and wrought iron light fixtures. A mural depicting Arizona Indians was painted on one of the interior walls circa 1935. The essence of the 1924 restoration remains intact although a contemporary post and beam structural system was added in most rooms. The courtyard was enclosed and is composed of two rooms with various wall finishes.

In 1984, the C.T. Hayden house was placed on the National Register of Historic Places. The property was also listed on the Tempe Historic Property Register in 2000, adopted by City Council. Staff at the time noted several elements within the boundaries of the designated parcel which were considered non-contributing elements. Non-adobe additions to the south of the 1873-1924 portion of the structure, landscaping to the north, the parking lot to the west and south, and the billboard on the north were called out so that future consideration alterations or demolition work limited to a non-contributing elements, would not be subject to review. Constructed at the southwest corner of the intersection of First Street and Mill Avenue, La Casa Vieja marks the 0/0 reference point of the modern street addressing system in Tempe, appropriate as this location is considered to be the birth place of the Community. The house is significant for its continued

association over the past 133 years with the growth of Tempe, and is now the oldest remaining building in the Salt River Valley.

Public Input

The Zoning and Development Code requires projects that propose a Planned Area Development Overlay to organize a neighborhood meeting in order to facilitate dialogue with the adjacent community prior to public hearings. Although, this project is not located within 300 feet of a residential use, the neighborhood meeting procedure is not required and the applicant did not initiate this process. Stakeholder meetings have been organized by the developer with the Downtown Tempe Community and their development review committee (HOT Team). See attachment letter on recommendation of project. Within their recommendations included comments on “clearances above and around the historic structure” and to include “step backs from the corner of Mill Avenue and Rio Salado Parkway” within the project. It is our understanding that the developer has also met with U.S. Airways representatives, property owners adjacent to this site, and Sky Harbor officials regarding the proposal, which included discussions on proposed heights. On October 9, 2007 staff received a letter from the City of Phoenix Aviation Department regarding the height of development for “One Hundred Mill Avenue” project. The letter encouraged the City of Tempe to limit the allowable maximum height of development below the One-Engine Inoperative departure. See attached letter.

Conclusion

The following information still needs to be provided by the applicant, requiring further review and analysis:

- **A completed Traffic Impact Analysis, including all traffic counts of proposed developments and levels of service.**
- **Decision from the Historic Preservation Commission, required prior to City Council.**

Staff recommends a modified design with building heights and step-backs that are more appropriate in relation with preserving the City’s iconic landmark that is the C.T. Hayden House (Monti’s) and providing heights in concert with the Downtown Building Heights Concept Study and in context with other adjacent projects in the area. Staff recommends pushing the building back from the historic L-shaped Sonoran row-house building, consistent with recommendations provided by Historic Preservation staff and input received from our Downtown Tempe Community organization. This intersection is recognized as one of the most prominent corners to Downtown Tempe. Once you have crossed over the Mill Avenue Bridge heading south, you have arrived to Downtown, with the Monti’s site being one of the key focal points. Special consideration should be made to this “sense of arrival” by recognizing the historical importance, Tempe landmarks, and overall character that make up the Mill Avenue District and Downtown. Staff recommends approval subject to conditions that would require redesigning components of the project for further review.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
3. The “Downtown Building Heights Concept Study” anticipates, and supports, a building height of 300 feet for the western building.
4. This “Downtown Building Heights Concept Study” for the eastern portion of the site (Phase I) supports a building with height step backs and an overall height relation with development along the Mill Avenue corridor.
5. The step back design will provide historical recognition to the L-shape Sonoran row house, the oldest remaining portion of the adobe structure.

PAD07021**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO AN EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
 2. The project shall comply with all conditions set forth by the Historic Preservation Commission.
 3. Set the new building mass back sufficiently to reveal the facades and roof of the historic L-shaped Sonoran row-house structure along Mill Avenue and Rio Salado Parkway to its historic depth (approximately 20' along each frontage). Building mass may occur above the former courtyard, with necessary support columns, etc. penetrating the space, would be acceptable, providing that the historic fountain and other historic adobe wall components are preserved in place and that the configuration of the courtyard remains apparent.
 4. No columns or supports of any kind for the new structure(s) shall be located within or in front (along the Mill Avenue or Rio Salado Parkway frontages) of the historic structure. For the purpose of this condition, the "historic structure" shall mean the historic L-shaped Sonoran row-house structure, approx. 20' in depth.
 5. Submit to the City of Tempe prior to receiving building permits, written and structural detail plans ensuring preservation of adobe walls during construction phases.
 6. Phase I (eastern building) maximum building height shall be two hundred twenty-five (225) feet.
 7. Phase I maximum building height over existing structures to remain shall be seventy-five (75) feet, complying with preservation of historic L-shaped Sonoran row-house structure as conditioned.
 8. Phase I building height exceeding fifty (50) feet, shall be setback along Mill Avenue, approximately fifteen (15) feet from the property line.
 9. Phase I building height exceeding seventy-five (75) feet, shall be setback along Mill Avenue, approximately twenty-five (25) feet from the property line.
 10. Phase II (western building) maximum building height shall be three hundred twenty (320) feet.
 11. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. A Condominium Plat shall be recorded prior to an occupancy permit.
 12. The developer must provide a complete traffic impact study prior to scheduling hearings at City Council for review by the City's Traffic Engineer.
 13. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
- Measure height of buildings from the midpoint top of curb along front of property (as defined by Zoning

and Development Code).

- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated August 15, 2007. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- Public art is required as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.

ZUP07137

CONDITIONS OF APPROVAL:

14. Tandem parking spaces shall be designated for either individual tenant use or for hotel valet parking only. A valet management plan must be submitted to the City.
15. All residential units shall have dedicated a minimum of one parking space, identifying the total dedicated parking provided for residential use. Such agreement shall be included in the project's continuing care condition, covenant and restrictions. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.

HISTORY & FACTS:

1873	La Casa Vieja built for Charles Trumbull Hayden and his family.
1889	The Hayden Family moved from the adobe house which at that time it became known as La Casa Vieja ("the old house") and was used by the Hayden Family as a boarding house.
November 26, 1894	Tempe's original township established.
1924	Formal rehabilitation of the house for use as a restaurant was initiated.
October 10, 1984	C. T. Hayden House [Monti's La Casa Vieja] is listed in the National Register of Historic Places. Building - #84000173
August 20, 1999	Tempe Historic Preservation Office received a nomination and request from Michael Monti (Owner) for historic property designation and listing in the Tempe Historic Property Register for Monti's La Casa Vieja, located at 1 West Rio Salado Parkway.
October 14, 1999	Tempe Historic Preservation Commission recommends to Planning & Zoning Commission and City Council that Monti's La Casa Vieja be designated an historic property and listed in the Tempe Historic Property Register.
December 14, 1999	Tempe Planning & Zoning Commission recommends to City Council that Monti's La Casa Vieja be designated an historic property and listed in the Tempe Historic Property Register.

- January 20, 2000 City Council designate the C. T. Hayden House / Monti's La Casa Vieja 1871-73 / 1924 / 2000 as Tempe Historic Property Register property number 11.
- September 18, 2007 Historic Preservation Commission received a presentation from the applicant on the proposed development for One Hundred Mill Avenue (informational only)
- September 25, 2007 Presentation provided by the applicant for the development of One Hundred Mill Avenue at the Development Review Commission Study Session (informational only)
- October 18, 2007 Historic Preservation Commission scheduled to hear the request for modifications to the C.T. Hayden House, Tempe Historic Property Register #11.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-308, Use Permit

ORDINANCE NO. 2007.67

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO
THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2,
CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION
AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the CC, City Center District and designating it as CC(PAD), City Center District with a Planned Area Development Overlay and an Historic Designated Property on 2.51 acres.

LEGAL DESCRIPTION

(Insert legal description here)

TOTAL AREA IS 2.51 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case PAD07021 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2007.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL070354 to the City requesting that the City approve the following:

____ GENERAL PLAN AMENDMENT
____ ZONING MAP AMENDMENT
X PAD OVERLAY
____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
X USE PERMIT
____ VARIANCE
X DEVELOPMENT PLAN REVIEW
____ SUBDIVISION PLAT/CONDOMINIUM PLAT
____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. _____ - _____ - _____

(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2007.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

(Printed Name)

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2007, by

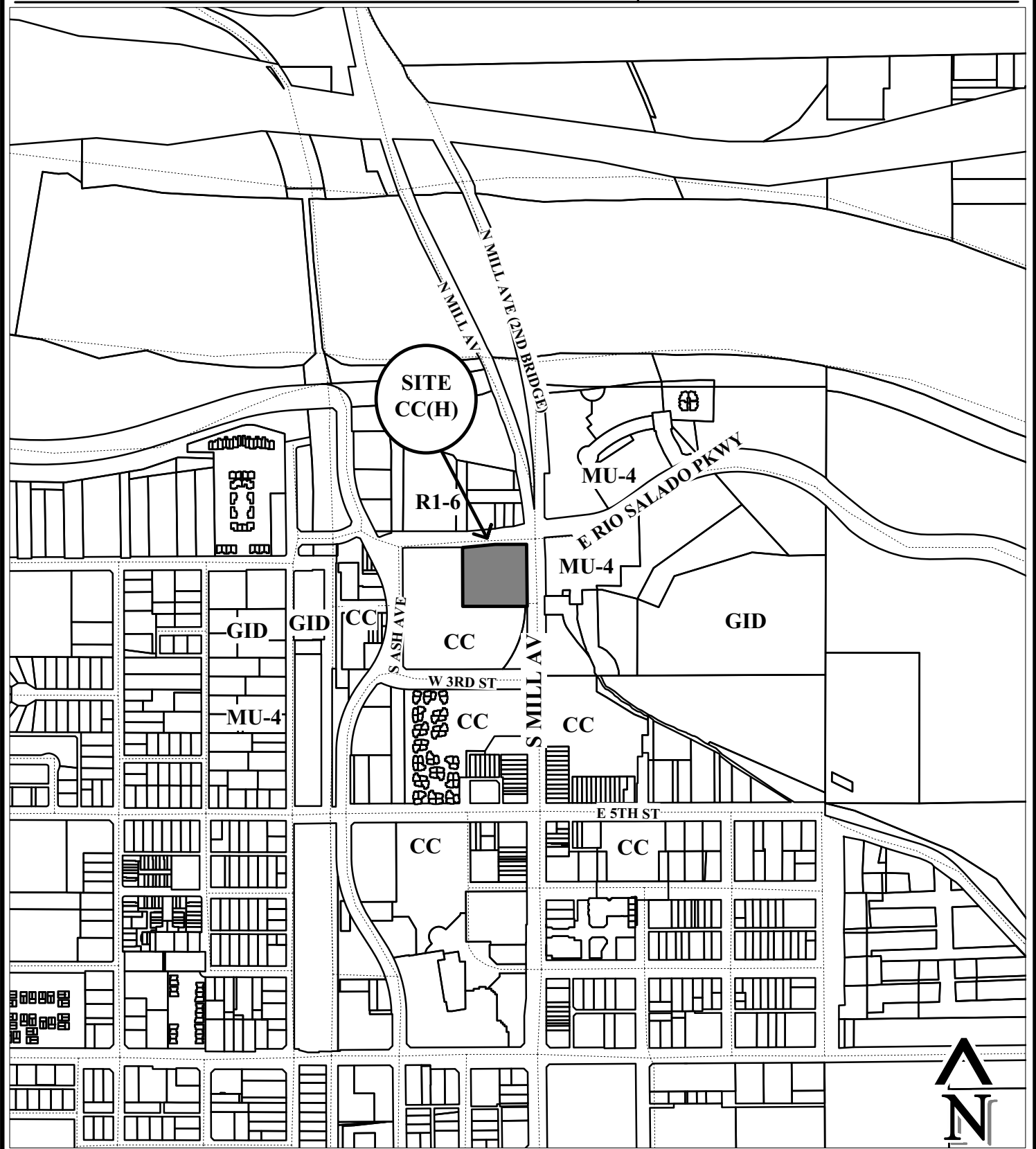
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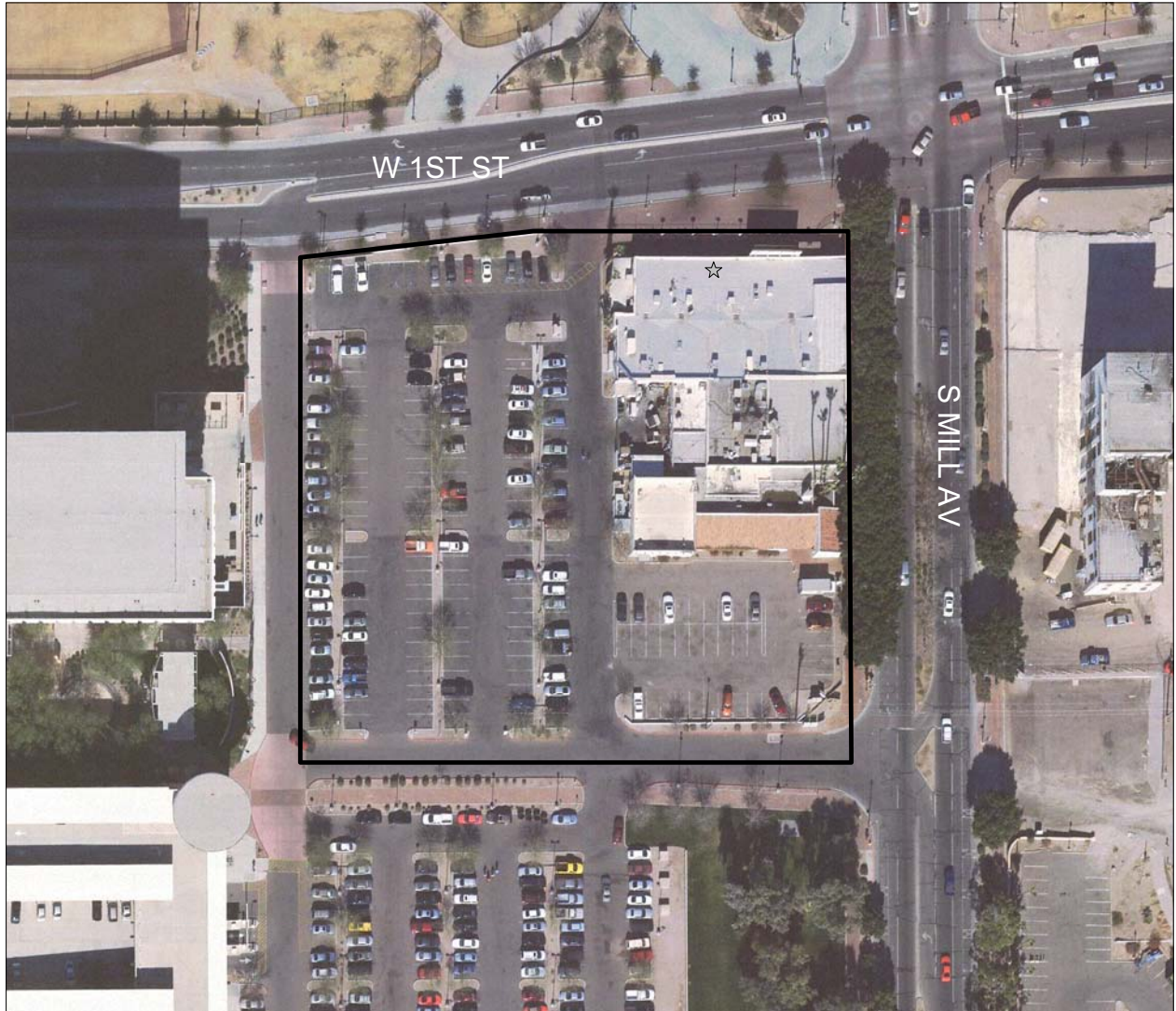
(Signature of Notary)

(Notary Stamp)

ONE HUNDRED MILL AVENUE

PL070354





ONE HUNDRED MILL AVE (PL070354)

General Overview of Request

One Hundred Mill Avenue, LLC (the “Developer”) is proposing a Planned Area of Development Overlay (the “PAD”) to the Monti’s La Casa Vieja site. The proposed PAD encompasses approximately 2.5 acres. The subject property is bounded by Rio Salado Parkway to the north, Maple Avenue to the west, Second Street to the south, and Mill Avenue to the east (the “Project” within the City of Tempe (the “City”). Specifically, the Project is located on Parcels 1, 2, 3, 4, 5, and 6 of the Monti’s La Casa Vieja plat recorded in Book 132, Map 29, Parcels 171A through 174A, 176, and 177, Maricopa County Records and as depicted on the attached Site Plan.

The purpose of this PAD application (the “Application”) is to permit the construction of (i) a hotel and residential building to a height of 296 feet to the roof deck, (ii) a high-rise residential building to a height of 300 feet to the roof deck, and (iii) commercial uses on the ground level, as described more fully under Planned Land Uses of this Project Narrative.

Planned Land Uses

The planned land uses for the PAD incorporate residential, hospitality and commercial uses within 2 new buildings. The existing restaurant will remain and be enhanced, as described in the Project History and Preservation section of the Project Narrative. Phase One of the Project will be 25 stories, reaching a maximum height of 296 feet to the top of the roof deck and 316 feet to the top of the penthouse overrun. The Phase One building will provide hotel rooms on floors 7 to 17 and residential units on the remaining eight floors. Phase Two of the Project will be 26 stories, reaching a maximum height of 300 feet to the top of the roof deck and 325 feet to the top of the penthouse overrun. Phase One will sit on a 5 story parking structure and will provide new commercial space along the ground floor. Phase Two will sit on a 4 story parking structure and will provide new commercial space along the ground floor. The 5th floor will be used as an amenity deck for the Phase Two residential tower as well as provide additional residential units. Both towers will provide amenity decks on the roof as well.

Residential:

The Site was originally the home of C.T. Hayden and his wife Sallie, bringing back the residential component to the site seems quite appropriate. The proposed development will provide 265 new residential units to the site within the two, new buildings. The intended units will provide a diverse mix of sizes, adding to the already flourishing residential market in Tempe.

Commercial:

The existing restaurant (Monti’s La Casa Vieja) will remain and be renovated, and maintain its National Historic status for the future. In addition to the existing restaurant, the proposed development will provide 9,745 square feet of restaurant space and 14,570 square feet of commercial space, doubling the amount of commercial opportunities on the current site.

Hotel:

The original residence was converted into a hotel in the mid-1870s by C.T. Hayden and his wife, returning that component to the site also pays homage to the history of the area. The addition of approximately 300 hotel rooms to the area adjacent to Tempe Town Lake will provide visitors with the opportunity to experience not only the views and amenities of Tempe Beach Park, but the Downtown area of Tempe and the beauty of the natural landscapes that surround the Greater Phoenix Metropolitan Area. The hotel's centralized location allows for easy access to the freeway system and forthcoming light rail transit system.

Compatibility with Surrounding Properties

The proposed development, One Hundred Mill Avenue, is very consistent and compatible with the developments in the surrounding areas in regards to use, height and density. It is the intention of the development to take advantage of all the renewed activity along the Mill Avenue Corridor and the Rio Salado Parkway as well as opportunities that the light rail transit system will provide to the owners, occupants, and visitors to the area. Benefits of this site include its proximity to retail, dining, office, hotel and entertainment areas within walking distance, not to mention the events that take place along the Tempe Town Lake and Beach Park. With all the pieces and parts in place, this development only enhances Tempe as one of the premiere destinations in the Valley.

Comparable projects both planned and under construction, are:

- Hayden Ferry Lakeside
- Marina Heights – East and West
- Centerpoint Condominiums
- Centerpoint on Mill
- The Orchid House/The Brickyard
- Mosaic
- University Square

All of the above projects have components similar in scope, scale and density to this Project.

Conformance with the General Plan

The proposed PAD is consistent with the City of Tempe General Plan 2030 (the "General Plan") for this site. The existing land use designation on the Property is Commercial, allowing a host of work related uses, such as, retail, service and light industrial and medical uses. The City of Tempe General Plan Land use designation for this site is MU – Mixed-Use and High Density Residential (25+ DU/acre). The proposed design accommodates hospitality, residential, retail and restaurant uses, with the residential density ranging around 115 DU/acre. The desire of the General Plan to create a vital urban environment seems easily attainable with a residential density of 115 DU/acre in conjunction with the surrounding employment and entertainment venues.

Compatibility to Existing Zoning/Development Standards

The Project sits within the CC Zoning District, which permits commercial and residential uses by right. Commercial uses such as restaurants, retail, and hotel uses are permitted by right. The residential density requirement, as defined by the City of Tempe Ordinance, is NS – No Standard. Under this designation the residential density must conform to the guidelines set forth on the Density Map within the General Plan. As previously stated, this site is designated as a High Density area, which allow for a maximum density of 25+ DU/acre.

The maximum allowable height for buildings within the CC Zoning District is fifty feet (50'), with a maximum height of one hundred fifty feet (150') along the Mill Avenue Corridor. It is the intention of the PAD to amend the development standards to increase the maximum allowable height to three hundred feet (300') for the entire Project, as described under the Planned Land Uses section of this Project Narrative.

The Project has proposed tandem parking to help achieve its parking requirements. This request for a Use Permit to allow the tandem parking is critical to the viability of Phase One due to the space limitations inherent to the preservation of Monti's. The preservation of Monti's also limits site access (ingress and egress) and circulation around the site because of some of the structural requirements to span the new building over the existing restaurant. In addition, the areas that have designated to allow tandem parking spaces are in the below grade parking structure and are allocated for residential (ownership) and valet uses only – there will not be any public access to these areas.

Process

The proposed PAD seeks approval of the above requested modifications to the development standards for One Hundred Mill Avenue. Specific building designs and site plans will be submitted in the future as part of the Development Plan Review process as established in the Tempe Development Code. This Application sets forth the generalized development concept within the Developer's standard of development excellence. Details on architecture and place making will be reviewed in the future with the hopes that this Project will trigger significant investment within downtown Tempe and Tempe Town Lake areas.

Tandem Parking Use Permit

The proposed PAD seeks approval for a use permit to provide tandem parking spaces in the underground garages for both phases. The tandem parking spaces will be dedicated to the condominium owners and inaccessible to the public at large. Each unit will have one or two tandem parking spaces depending on the zoning requirements.

Development Plan Review Criteria

The following section addresses the Project's development and design strategy as it relates to the Development Plan Review Criteria as set forth by the City of Tempe.

Shade:

Shade will be provided within and around the site by a combination of man-made and natural elements. Arcaded walks are proposed along Mill Avenue and Rio Salado Parkway as well as enhanced landscape areas that will encircle the project.

Materials:

The materials selected for the two towers and their related parking structures will be metal and glass with accents of architectural concrete that will be complimentary to the existing and proposed buildings within the area. The tinted and clear glazing will allow for views across Tempe Town Lake and into Downtown. The lines and mass of the buildings are clean, 21st Century modern that encompass Tempe's vision for the future.

Building and Landscape elements:

The architectural elements of the Project conform to the Mill Avenue Corridor Development Guidelines and allow for the division of the massing to a scale more appropriate to the pedestrian and vehicular traveler. The landscape elements will follow the established aesthetic of Mill Avenue with the continuation of the tree line from Downtown north to the Lake/Beach Park area. Benches and bike racks placed in and around the Project will provide ample places of rest along the pedestrian paths.

Additionally, landscape and hardscape elements (textures and colors) will be used to compliment the architectural diversity of the Project as well as help clearly define areas of pedestrian circulation from vehicular circulation, enhancing the safety of all potential users of the project.

Building Mass and Articulation:

The building mass of Phase One is strategically divided to maximize and frame views and provide logical delineation between programmatic uses that help reduce the building's impact on the corner of Rio Salado Parkway and Mill Avenue.

The building mass of Phase Two is less divided than Phase One but the oval, curvilinear form of the tower strives to visually reduce its perceived mass. As was proposed for Phase One, Phase Two also tries to maximize the views of the Lake and the Beach Park and the Downtown area. The massing of Phase One is dynamically angled and features setbacks to address views of Mill Avenue.

Both buildings provide new ground floor retail/restaurant space that helps "soften" the impact of the mass of the buildings above. In addition, the transparency of store front windows and outdoor seating areas at grade level adds to the natural level of surveillance and security to the Project. The main body of each tower is articulated to demonstrate a separation in programmatic use and the roof/mechanical areas are properly screened to function as an integral part of the design, not an additive element. All roof areas are treated as occupied roof gardens/decks and green roofs.

Access, Circulation and Transportation:

As discussed above the design will incorporate multiple textures and colors to help define and direct visitors, residents and workers as they circulate in and around the site. Clearly defined and well lighted paths will connect the entries of each building to the

adjacent sidewalks and neighboring buildings as well as to each other, making circulation around the site safe and convenient.

To take advantage of Tempe's outlook and provisions for disabled persons, all walks, drives and parking areas, etc. will conform to the requirements set forth in the Americans with Disabilities Act (ADA) for common paths of travel, percentage of slope, etc. making the Project as user-friendly as possible.

The Project is located one block north of the light rail station along Third Street, which is a tremendous amenity to the owners, visitors and workers that will inhabit the site. A conscious effort will be made to connect the Project to the Station to increase rider ship and viability of the Light Rail system.

Public Communication and Community Outreach

From the initial public release of information that the property was being sold and a new development proposed, the dialogue with the greater Tempe community has been consistent and productive. Calls to the Monti's ownership, meetings with individuals and small groups have been ongoing. The restaurant ownership hosted an open house and tour of the historic property and defined the areas to be saved and those to be deleted in the new development. All of this communication has been productive and has resulted in a positive feeling about the opportunity to save the restaurant and the development of the new project.

The DTC Hot Team has reviewed the project and has made very positive comments regarding the plans that are in place. The Hot Team recognized the issues of pedestrian friendly planning, the gateway that the project provides to the City and the preservation issues that the project provides.

The project has been presented to the Tempe Historical Preservation Committee. The Development Team feels that the HPC comments and interaction were positive and supportive of our efforts. An element of trust has developed with the HPC that the historic building will be protected and that Monti's restaurant will return in the redevelopment effort.

Project History and Preservation (1)

The site which Monti's La Casa Vieja sits is considered one of the oldest pieces of development in the City of Tempe. The structure that stands was the original homestead of Charles Trumball Hayden, built in 1871, and is the oldest continuously occupied structure in the Phoenix Metropolitan area. In 1876, the residence was converted into a hotel, blacksmith, post office and general store, creating the community that became known as "Hayden's Ferry." In the 1890s C.T. Hayden and his family moved into a different home, still operating the hotel/restaurant dubbing it "la Casa Vieja" (the old home) a name that has stuck ever since. There were several additions and renovations done to the original structure over the years but in 1984 the original adobe structure was placed on the National Historic Register of Historic Places.

The architectural, cultural and historic significance of this house and site to the City of Tempe and the Phoenix Metropolitan area is undeniable. For this reason it is the intention of the Developer to protect and preserve the original building prior to and during construction, with the ultimate goal to repair and restore the existing adobe walls to their original splendor. The proposed design calls for a structural deck that will provide a clear span over the existing restaurant avoiding any potential intrusion into the original adobe building. The original ceilings, structure and architectural elements will be preserved and refurbished at the end of the construction of Phase One. In addition, the fountain, original to the Hayden Residence will be preserved and refurbished. The Developer hopes to find artisans qualified to perform all the necessary preservation work to return the original house and all significant architectural, cultural and historical elements to their original condition, enhancing Monti's prominence to the City of Tempe and the Hayden Ferry area.

(1) All historic information was retrieved from <http://www.montis.com/history.php>

How project intends to preserve the C. T. Hayden House

The Development Team has had the preservation of the Hayden House at the top of its priority list throughout the planning process. We have developed plans to span the existing adobe historic structure and to avoid disturbance of the structure. Basically, the historic building becomes a protected envelope during construction. We will pack the adobe walls and protect them on all sides with wood framed coverings. The exterior walls will be repaired in areas that have been damage from water leaks and aging and resurfaced by artisans to restore an original finish. The interior work to be done becomes a tenant improvement project. The new Monti's restaurant will be updated, but the basic and historic elements of the interior of the building will remain unchanged.

How will the existing adobe be preserved?

Protection of the existing adobe walls during construction is discussed above. The 'packing' of the adobe walls will serve as protective device during construction. Both the interior and exterior plaster will be repaired and retained. We expect that repair work will be done by hand and by artisans who have experience in working on and over adobe surfaces. At this point, we do not intend to expose the adobe walls. Concerns regarding prior deterioration, the ability of the walls to be protected in the future and the risky of damaging the walls in the exposure process have led us to believe that exposing the adobe is not the best course. The Development Team plans to restore the stucco/plaster finishes to their original form.

Justification

The approval of the PAD will allow One Hundred Mill Avenue to continue the revitalization of the City of Tempe's Town Lake and Beach Park areas as well as help preserve the history captured within the walls of Monti's La Casa Vieja. The following list addresses the appropriateness of the changes being requested:

- a. It is the intent of the development team to retain the original 1872 portion of the existing restaurant building in tact, continuing its place on the National Historic Registry.
- b. It is the intent of the development team to protect and preserve the existing adobe walls in compliance with the Historic Preservation Committee, prior to, during and after the construction of the new buildings. In addition, qualified artisans will be hired to repair, refurbish and reface the existing adobe walls, returning them to the original state.
- c. It is the intent of the development team to leave the existing ceilings in place to protect the adobe walls, latillas, beams and other elements of architectural and historical significance.
- d. It is the intent of the development team to keep the original fountain that resides within the restaurant.
- e. It is the intent of the development team to recognize the people that made the site historic, Charles Trumball Hayden and the Monti family for their development and operation of the historic site.
- f. It is the intent of the development team to return the original uses to the site with a new hotel and residential condominium, as well as return a revitalized Monti's La Casa Vieja to the City of Tempe.
- g. The proposed PAD meets the City of Tempe's General Plan goal of creating innovative ways to energize and revitalize Tempe as well as helping promote a sustainable Downtown.
- h. The proposed PAD will contribute to building a positive sense of place for Tempe by acting as the "gateway" to the Mill Avenue District.
- i. The proposed PAD will help revitalize the downtown area of the City by creating a vibrant connection between Tempe Town Lake, the Beach Park and Downtown.
- j. The proposed PAD will provide a complimentary mixture of residential, commercial and hotel uses to support the activities and continued growth of Tempe Beach Park.
- k. The proposed PAD is consistent with the General Plan regarding use and density and the uses are consistent with and compatible to adjacent and surrounding zoning and uses.
- l. The proposed PAD takes advantage of the Light Rail Transit System that runs just south of the Site along Third Street, increasing the mobility of the inhabitants while reducing the reliance on the automobile.

Summary

One Hundred Mill Avenue is a project that encompasses all that the City of Tempe's General Plan desires from planned developments. If approved the PAD will provide Tempe with opportunities for growth and economic gain while embracing the natural environment in which it resides. With amenities like the Beach Park and Town Lake just across the Rio Salado Parkway and the entertainment area of Downtown with walking distance, this project can truly become the address to have in the Phoenix Metropolitan area.

We look forward to working with the City and the community during the processing of this Application and the redevelopment of One Hundred Mill Avenue and respectfully ask for your support and dedication to this project.

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION STATEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
STATEMENT OF OWNERS
ONE HUNDRED MILL AVENUE LLC. THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.
SIGNED THIS DAY OF ONE HUNDRED MILL AVENUE LLC.

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
ON THIS DAY OF 2007 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF THE OWNER, 3M COMPANIES, AND BEING THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 1 TO 11, INCLUSIVE, AND LOTS 14 AND 15, PLAT OF BLOCK 67 AND LOT 12, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, MARICOPA COUNTY, ARIZONA, AS SHOWN ON MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
LOT 12 AND 13, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, MARICOPA COUNTY, ARIZONA, AS SHOWN ON MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 3:
THE SOUTH 79 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, MARICOPA COUNTY, ARIZONA, AS SHOWN ON MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT ALL OIL GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY Lying MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL GAS AND MINERALS, HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET BOOKS, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 4:
THE NORTH 28 FEET OF THE SOUTH 100 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, MARICOPA COUNTY, ARIZONA, AS SHOWN ON MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT ALL OIL GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY Lying MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL GAS AND MINERALS, HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET BOOKS, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 5:
THOSE PARCELS OF MAPLE AVENUE AND SECOND STREET ABANDONED BY ORDINANCE NO. 842 OF THE CITY OF TEMPE AND RECORDED IN DOCKET BOOK 13428, PAGE 487, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF MAPLE AVENUE LYING NORTH OF THE CENTERLINE OF SECOND STREET AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF FIRST STREET, MARICOPA COUNTY, ARIZONA, AS SHOWN ON MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT THE WEST HALF OF MAPLE AVENUE.
THAT PORTION OF SECOND STREET LYING WEST OF THE WEST CENTERLINE OF MAPLE AVENUE AND EAST OF THE CENTERLINE OF MAPLE AVENUE.
EXCEPT THE SOUTH HALF OF SECOND STREET.

DESIGN TEAM

OWNER:
ONE HUNDRED MILL AVENUE LLC
3101 N. CENTRAL AVENUE, SUITE 1010
TEMPE, ARIZONA 85281
PHONE: 602.468.7000
FAX: 602.468.7010
ARCHITECT:
DIED CONKOVERHERDICK
2324 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016
PHONE: 602.468.4646
FAX: 602.381.6844
ENGINEER:
KPF CONSULTING ENGINEERS
2800 NORTH CENTRAL AVENUE, SUITE 1010
PHOENIX, ARIZONA 85004
PHONE: 602.264.1070
FAX: 602.285.1010

BASIS OF BEARING

THE MONUMENT LINE ON MILL AVENUE FROM SECOND TO FIRST STREET, TEMPE, ARIZONA, SMO BEARING = NORTH 00° 00' 40" WEST

PARCEL NO. 6:

THAT CERTAIN NORTH-SOUTH ALLEY IN BLOCK 66, TEMPE, MARICOPA COUNTY, ARIZONA, AS ABANDONED BY ORDINANCE NO. 98-09 OF THE CITY OF TEMPE AND RECORDED IN DOCUMENT NO. 95-160870.

EXCEPT AS TO ALL PARCELS ANY PORTION OF THE PROPERTY ABANDONED BY ORDINANCE NO. 98-09-09-0301 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 11, BLOCK 66, AS SHOWN ON THE PLAT OF TEMPE AS RECORDED IN BOOK 2 OF MAPS, PAGE 26, AND ABANDONED RIGHT-OF-WAY OF MAPLE AVENUE AS RECORDED IN DOCKET 13428, PAGE 487, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SHOWN ON MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRST STREET AT THE NORTHEAST CORNER OF OFFICE PLAZA 222 AS SHOWN ON MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89° 50' 54" EAST, A DISTANCE OF 142.31 FEET TO A TANGENT CURVE;
THENCE SOUTH 83° 16' 50" WEST, A DISTANCE OF 131.76 FEET TO A TANGENT CURVE;
THENCE SOUTHWESTERLY, HAVING A RADIUS OF 544.58 FEET, A DISTANCE OF 121.21 FEET TO THE EAST LINE OF SAID OFFICE PLAZA 222;
THENCE NORTH 00° 13' 59" WEST, A DISTANCE OF 16.26 FEET TO THE POINT OF BEGINNING.

DESIGNED PROPERTY BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND CONTAINING AN AREA OF 109,293 SQUARE FEET OR 2,509 ACRES MORE OR LESS.

JILL BECKWITH, JAIL

INFORMATION ON THIS SURVEY IS FROM DATA PROVIDED BY A CHICAGO TITLE INSURANCE COMPANY, DATED NOVEMBER 2, 2006 AT 7:30 A.M.

PROJECT DATA

GROSS BUILDING AREAS - PHASE 1
Retail 4,000 gsf
Restaurant 16,725 gsf
Hotel 131,400 gsf
Hotel Meeting Rooms 224,335 gsf
Miscellaneous 19,550 gsf
Parking 6,105 gsf
Total 212,880 gsf
617,005 gsf

BUILDING UNIT SUMMARY - PHASE 1
Tower 1 Bedroom Units 36 Total
Tower 2 Bedroom Units 26 Total
Podium 1 Bedroom Units 1 Total
Podium 2 Bedroom Units 12 Total
Hotel 85 Total
291

GROSS BUILDING AREAS - PHASE 2
Retail 12,185 gsf
Restaurant 4,110 gsf
Residential 250,720 gsf
Casita 8,855 gsf
Parking 248,530 gsf
Miscellaneous 10,565 gsf
Total 554,965 gsf

BUILDING UNIT SUMMARY - PHASE 2
Bedroom Units 114 Total
2 Bedroom Units 154 Total
3 Bedroom Units 3 Total
Casita 8 Total
180 Total

PARKING ALLOCATION - T.O.D.

Residential 282 Total
Guest Parking 53 Total
Hotel Units 291 Total
Hotel Meeting Room 80 Total
Hotel Office 2 Total
Retail 17 Total
Surface Parking Replacement 169 Total
Total Required 1140 Total

PARKING SUMMARY - FULL BUILD OUT

Phase 1 276 Total
Basement Parking 223 Total
Above Grade Parking 499 Total
Phase 2 378 Total
Basement Parking 10 Total
Grade Level Parking 320 Total
Above Grade Parking 708 Total
Total Provided 1207 Spaces

SEE SHEETS PAD 1.0 AND PAD 2.0 FOR ADDITIONAL PROJECT DATA

SITE DATA

Project Address : 3 West First Street Tempe, Arizona 85281
Existing Zoning : CCD / PAD
Proposed Zoning : No Change
Site Area : 109,293 gsf (2,509 acres)
109,293 gsf (2,509 acres)
Gross Building Area: 617,005 Gross SF - Phase 1
555,525 Gross SF - Phase 2
1,172,530 Gross SF - Full Build Out
Lot Coverage: No standard
80% (Full Build Out)
Landscape Area: No Standard
35% provided on Level 4
& Roof of Phase 1 Tower (Full Build Out)
General Plan 2030: Mixed Use 25+ DU/Dw/Res - Projected
Mixed Use: 34 DU/Dw/Res - Phase 1
Mixed Use: 105 DU/Dw/Res - Full Build Out
Building Height : 295'-0" - 25 Stories - Phase 1
300'-0" - 26 Stories - Phase 2
Building Setbacks: 64'-0" - 0' Setback
84'-0" - 27' Setback
158'-0" - 36' Setback
212'-0" - 42' Setback
Building Use: Multi-family residential
Retail
Extended Stay Hotel

APPROVAL

BY: DEVELOPMENT SERVICES DATE:

CERTIFICATION

ALTA/ACSM CERTIFICATION:

TO: MICHAEL MONTE RESTAURANTS AND CATERING INC., AN ARIZONA CORPORATION; AND CHICAGO TITLE INSURANCE COMPANY

PAD STANDARDS

SEE SHEETS PAD 1.0 AND PAD 2.0 FOR PAD STANDARDS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS; JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1 THRU 4, 6, 7A, 8 THRU 11, AND 13 THRU 18 OF THE ALTA/ACSM STANDARD DETAIL SURVEY PRACTICES PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DENNIS H. BRADY DATE REG. NO.

CONDITIONS OF APPROVAL: PAD07021

DS071054

PAD07021

REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

PAD PROPOSED DEVELOPMENT STANDARDS	
Existing Zoning :	CCD / PAD
Permitted Uses:	Hotel, Office, Multi-family Residential, Retail, Structured Parking
Net Lot Area:	109,293 sqf (2,509 acres)

SITE	
Lot Coverage:	100% 0-95 feet 50% above 95 feet
Minimum Landscaping Area:	10% of Net Lot Area (11)

BUILDING	
Accessible Units %	Per Fair Housing Act
Hotel Rooms:	120 rooms per acre
Amenity Areas:	20,000 sf Minimum
Noncondominial Density:	125 units per acre
Building Height:	300'-0" max (5)
On-Street Parking	
Hotel:	1 per 500 sf
Multi-family Housing (1):	.75 per Bedroom
Condo Parking:	.2 per unit
Hotel:	1 per unit
Hotel Meeting Space:	1 per 125 sf
Restaurant:	1 per 75 sf
Office/Service:	1 per 300 sf
Accessible Parking	
Above Grade Garage:	1 per 500 sf
Below Grade Garage:	.75 per Bedroom

Bicycles		
Real:		1 per 7,500 sf, 4 min.
1 & 2 Bedroom Units:		.75 per unit
3 Bedroom Units:		1 per unit
Guest:		.2 per unit
	Unit Storage Room:	(6)
	Like Storage Room:	(6)
Hotel:		1 per 20 units
Hotel Meeting Space:		1 per 2,000 sf
Restaurant:		1 per 500 sf
Office:		1 per 8,000 sf, 4 min.
Service:		1 per 7,500 sf, 4 min.

SETBACKS	
Front:	0 ft
Side:	0 ft
Rear:	0 ft
Side Front:	0 ft
Height Setback:	(4)

NOTES

- (1) The number of tandem spaces shall not exceed the available 2 bedroom units.
- (2) Standard parking stall shall be minimum 8'-6" x 18'-0" (clear of any obstructions).
- (3) (3) Balconies, canopies and shade structures shall encroach over setback or sidewalk at a height no less than 18' above grade.
- (4) (4) To roof of highest occupied floor.
- (5) (5) Accessible parking per ADA Accessibility
- (6) (6) Bikes, bicycle storage shall be allowed in lieu of 1 car in addition to outdoor bicycle storage @ 2'-0" x 3'-0" per bicycle, indoor bicycle storage permitted in assigned Unit Storage Rooms and Bike Storage Rooms.
- (7) (7) Landscaping provided at streetscape and above grade amenity decks.

[illegible]

Building Total - Full Build Out: 617,005 sf

GROSS BUILDING AREAS BY USE		
<input type="checkbox"/>	Retail	4,000 sqf
<input type="checkbox"/>	Restaurant	16,725 sqf
<input type="checkbox"/>	Residential	131,855 sqf
<input type="checkbox"/>	Hotel Units	224,335 sqf
<input type="checkbox"/>	Hotel Meeting Rooms	19,950 sqf
<input type="checkbox"/>	Hotel Office	1,155 sqf
<input type="checkbox"/>	Parking	212,880 sqf
<input type="checkbox"/>	Miscellaneous	6,105 sqf

Building Total - Full Build Out: 617,005 sf

BIKE PARKING - PHASE 1		
<input type="checkbox"/> Retail		<input type="checkbox"/> 4 Total
<input type="checkbox"/> Restaurant		<input type="checkbox"/> 34 Total
<input type="checkbox"/> 1 Bedroom Units		<input type="checkbox"/> 35 Total
<input type="checkbox"/> 2 Bedroom Units		<input type="checkbox"/> 29 Total
<input type="checkbox"/> 3 Bedroom Units		<input type="checkbox"/> 1 Total
<input type="checkbox"/> Guest		<input type="checkbox"/> 1 Total
<input type="checkbox"/> Hotel Units		<input type="checkbox"/> 16 Total
<input type="checkbox"/> Hotel Meeting Rooms		<input type="checkbox"/> 7 Total
<input type="checkbox"/> Support Spaces		<input type="checkbox"/> 4 Total
<input type="checkbox"/> Total		<input type="checkbox"/> 146 Total
Total Required		146 Spaces

DWELLING UNIT SUMMARY	
<input type="checkbox"/> Tower 1 Bedroom Units	<input type="checkbox"/> 36 Total
<input type="checkbox"/> Tower 2 Bedroom Units	<input type="checkbox"/> 26 Total
<input type="checkbox"/> Tower 3 Bedroom Units	<input type="checkbox"/> 1 Total
<input type="checkbox"/> Podium 1 Bedroom Units	<input type="checkbox"/> 10 Total
<input type="checkbox"/> Podium 2 Bedroom Units	<input type="checkbox"/> 12 Total
Total Units:	85

<input type="checkbox"/> Hotel	291	Total	<input type="checkbox"/>
Total Units:		291	

PARKING ALLOCATION - REQUIRED		799 Spaces	
<input type="checkbox"/> 1 Bedroom	79/Bedroom (48 Beds)	35	Total
<input type="checkbox"/> 2 Bedrooms	72/Bedroom (76 Beds)	57	Total
<input type="checkbox"/> 3 Bedrooms	79/Bedroom (3 Beds)	3	Total
<input type="checkbox"/> 4 Bedrooms	100/Bedroom (100 Beds)	1	Total
<input type="checkbox"/> Hotel Units	1/Room (23 Rooms)	231	Total
<input type="checkbox"/> Hotel Dining Room	1/Room (1,250 Seats)	125	Total
<input type="checkbox"/> Hotel Drilling Room	1/200 sf (1,250 sf)	194	Total
<input type="checkbox"/> Retail	1/200 sf (4,000 sf)	8	Total
<input type="checkbox"/> Restaurant	1/500 sf (16,725 sf)	274	Total
<input type="checkbox"/> Accessible Spaces	1/75 sf (16,725 sf)	224	Total
<input type="checkbox"/> Total Required		799	Total
Total Required		799 Spaces	

PARKING ALLOCATION - T.O.D.		
Residential		95 Total
Hotel		231 Total
Hotel Dining		231 Total
Hotel Office		80 Total
Hotel Meeting Room	50% (19,850 sq ft)	40 Total
Hotel Restaurant	50% (14,000 sq ft)	4 Total
Restaurant	50% (1st 2,500 sq ft)	120
	50% (2nd 4,250 sq ft)	207 Total
Accommod. Spaces		686 Total
Total Required		696 Spaces

	<input type="checkbox"/> Basement Parking = 84	<input type="checkbox"/> 74	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Basement Parking = 83	<input type="checkbox"/> 70	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Basement Parking = 82	<input type="checkbox"/> 66	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Basement Parking = 81	<input type="checkbox"/> 66	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Road Level/Floor 1 (Temp. Surface)	<input type="checkbox"/> 56	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Floor 2	<input type="checkbox"/> 56	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Floor 3	<input type="checkbox"/> 59	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Floor 4	<input type="checkbox"/> 59	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Floor 5	<input type="checkbox"/> 49	<input type="checkbox"/> Total	<input type="checkbox"/>
	<input type="checkbox"/> Total	<input type="checkbox"/> 668	<input type="checkbox"/> Total	<input type="checkbox"/>

Total Provided 668 Spaces

PARKING SUMMARY - FULL BUILD OUT		
<input type="checkbox"/> Phase 1		
<input type="checkbox"/> Basement Parking		276 Total
<input type="checkbox"/> Above Grade Parking		223 Total
		499 Total
<input type="checkbox"/> Phase 2		
<input type="checkbox"/> Basement Parking		378 Total
<input type="checkbox"/> Grade Level Parking		10 Total
<input type="checkbox"/> Above Grade Parking		326 Total
<input type="checkbox"/> Total		708 Total
Total Provided		1707 Sources

PARKING SUMMARY - FULL BUILD OUT	
Total Required	1271 Spaces
Total Required T.O.D.	1140 Spaces
Total Provided	1207 Spaces

GENERAL NOTES: CITY OF TEMPE SPECIFIC

1. Development and use of this site will conform with all codes and ordinances.
2. All new or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property on each side of the driveway entrance will be

4. Any lighting shall be placed so as to direct light away from the property line.
5. No light cord at the property line. No noise, odor or vibration will be emitted at any level exceeding the general level of noise, odor or vibration emitted by uses in the area.
6. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping adjacent to the rights-of-way, in accordance with applicable plan.
7. After final approval the project will be inspected for compliance during construction and prior to occupancy to ensure for inspections. Call 480.350.3333 and request a Design Review inspection.
8. All rooftop equipment and satellite dishes shall be removed from the building.
9. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers, etc. from the public streets.
10. Equipment from eye level adjacent to all public streets.
11. Barbed, razor, or concert wire (or similar) shall not

10. All signage requires separate approvals and permits.
11. On-site lighting not to exceed one Fc (foot candle) at the property line.
12. Maximum noise level 55 decibels (normal speaking voice) at property line.
13. Site landscaping, walls and lights to match in phased projects.

GENERAL PROJECT NOTES

1. If required, retention will be provided underground, using existing vaults and relocating only necessary for new construction to occur.
2. The Building will be equipped with an automatic extinguishing system, per the Tempe IBC.

Project Narrative

lobby space at grade and residential units on floors 2, 3, 4 and 5. An amenity deck will be provided for the residents on the roof in phase 1 and level 5 on phase 2.

2425 EAST CAMELBACK ROAD
SUITE 400
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ONLYRECO/054
AVENUE

PAD07021
DRED M
WEST FIRST STRE
TEMPE, ARIZONA

DS0/1054
ONE H

PAD 1.0
Phase 1 Project Data

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03 OCT 2007
PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

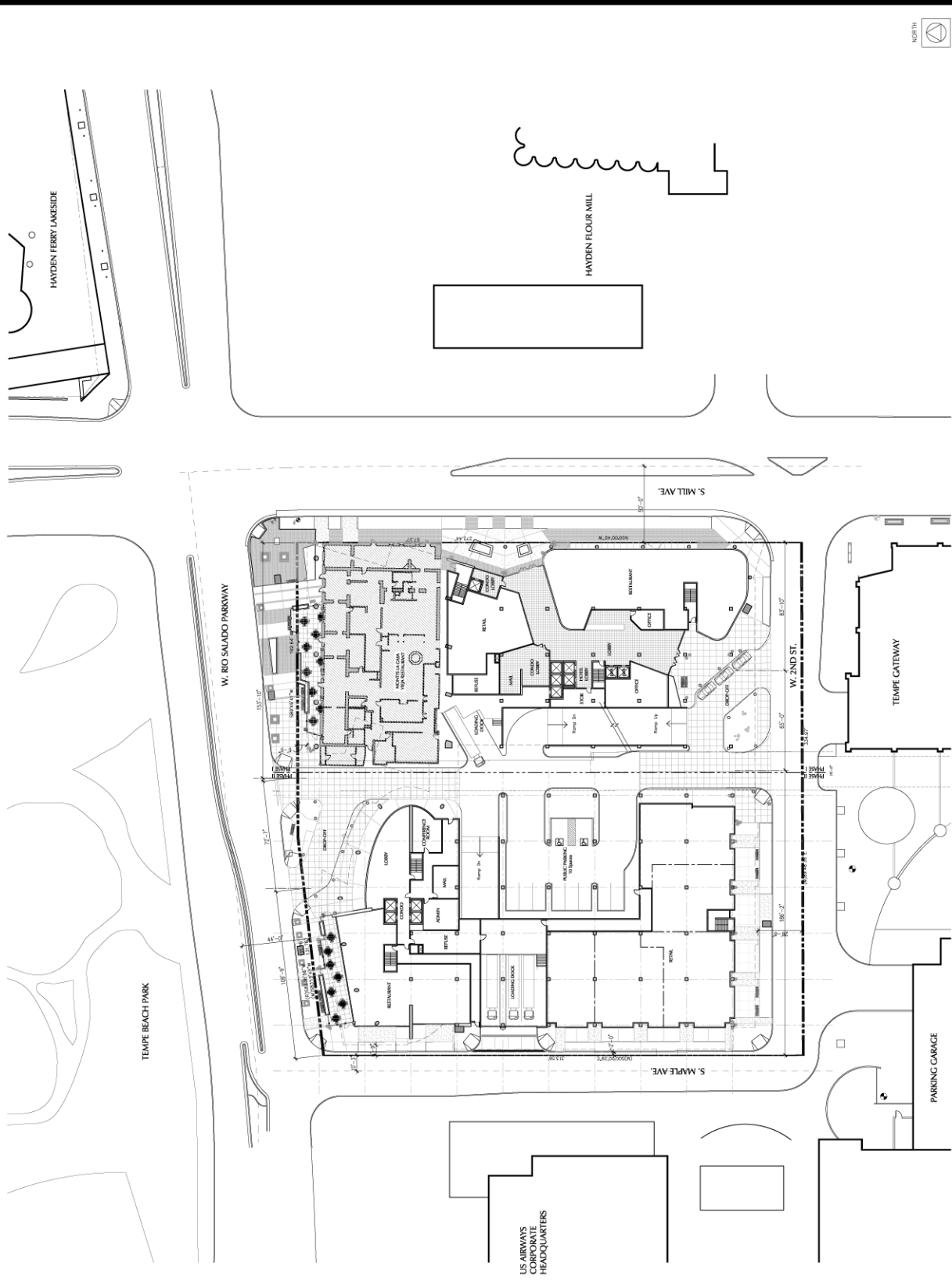
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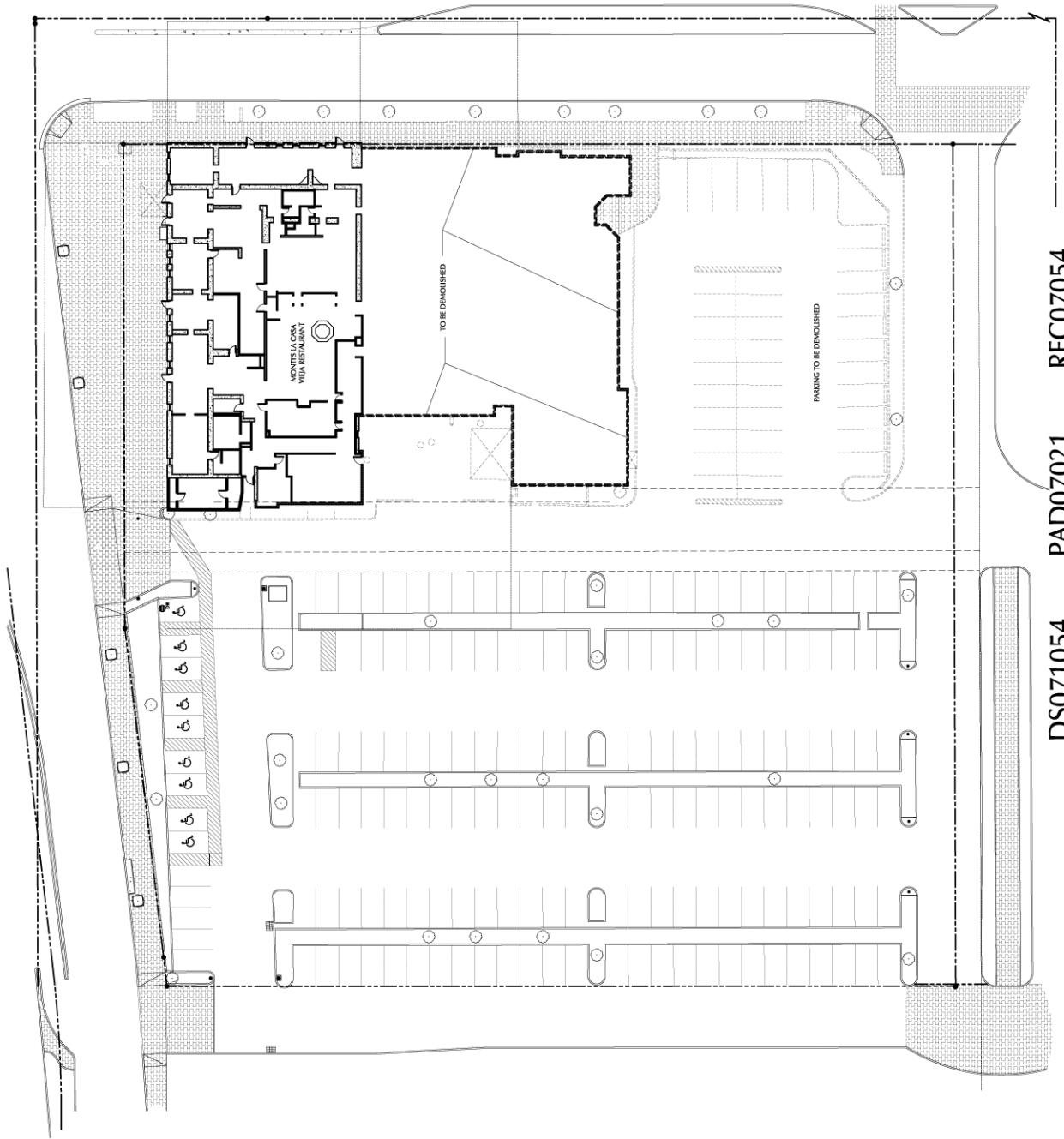
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 3.0
Context Site Plan

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PROJECT # 06363



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 4.0
Existing Montis
Site Plan

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PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

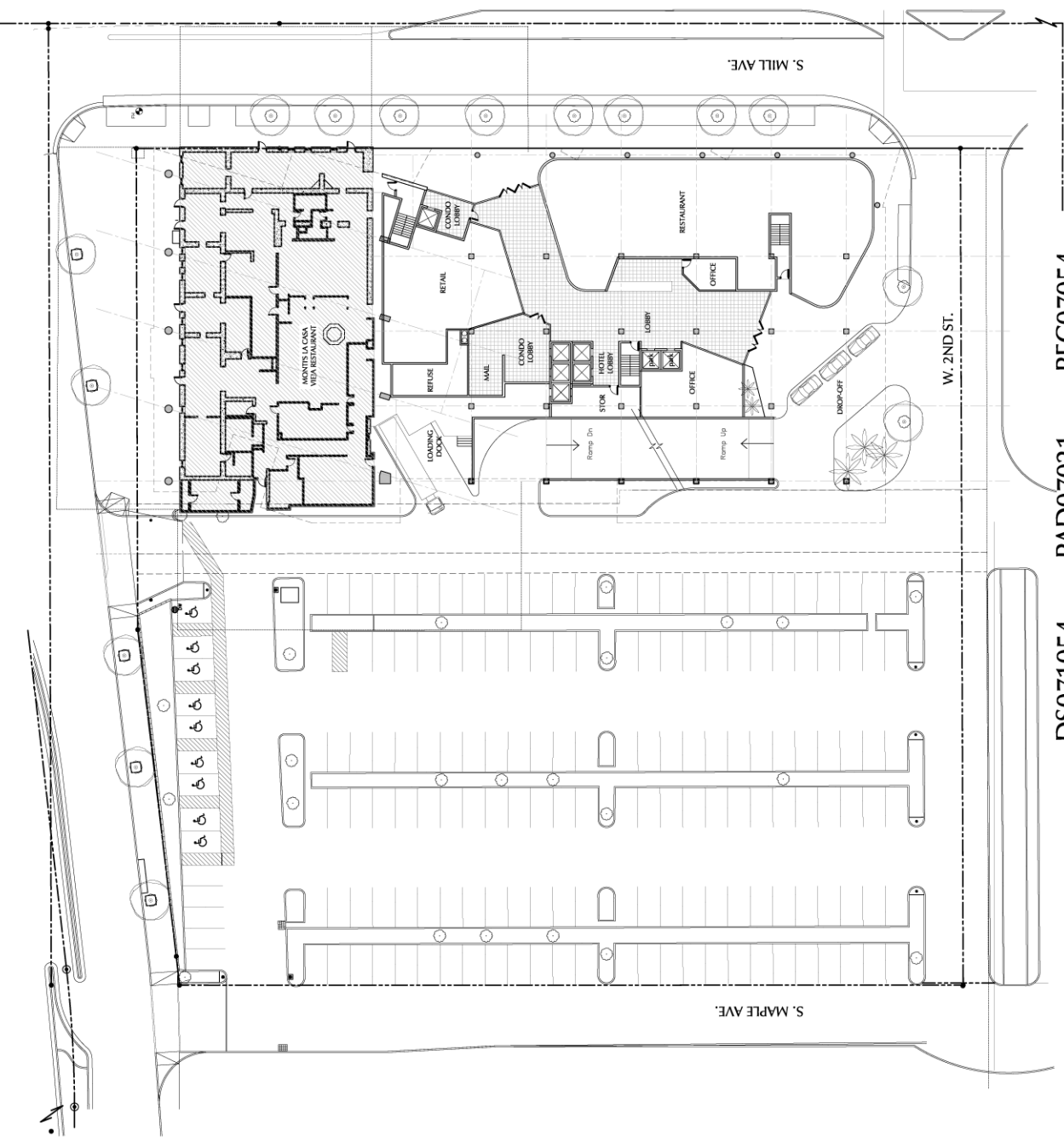
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

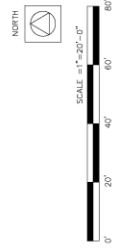
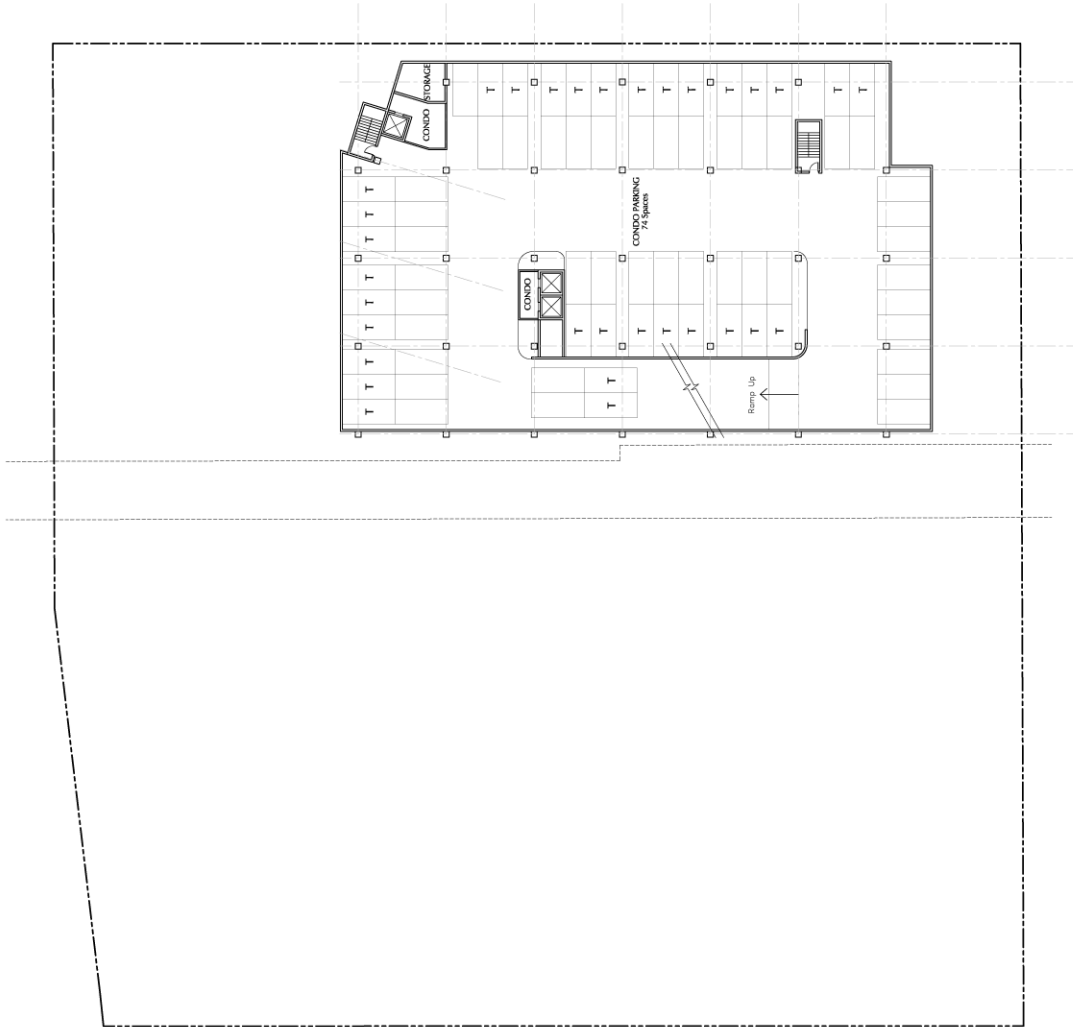
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Phase 1
Site Plan

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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



DS071054 PAD07021 REC07054

PAD 6.0
Level B4
Parking

DS071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
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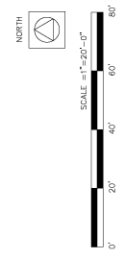
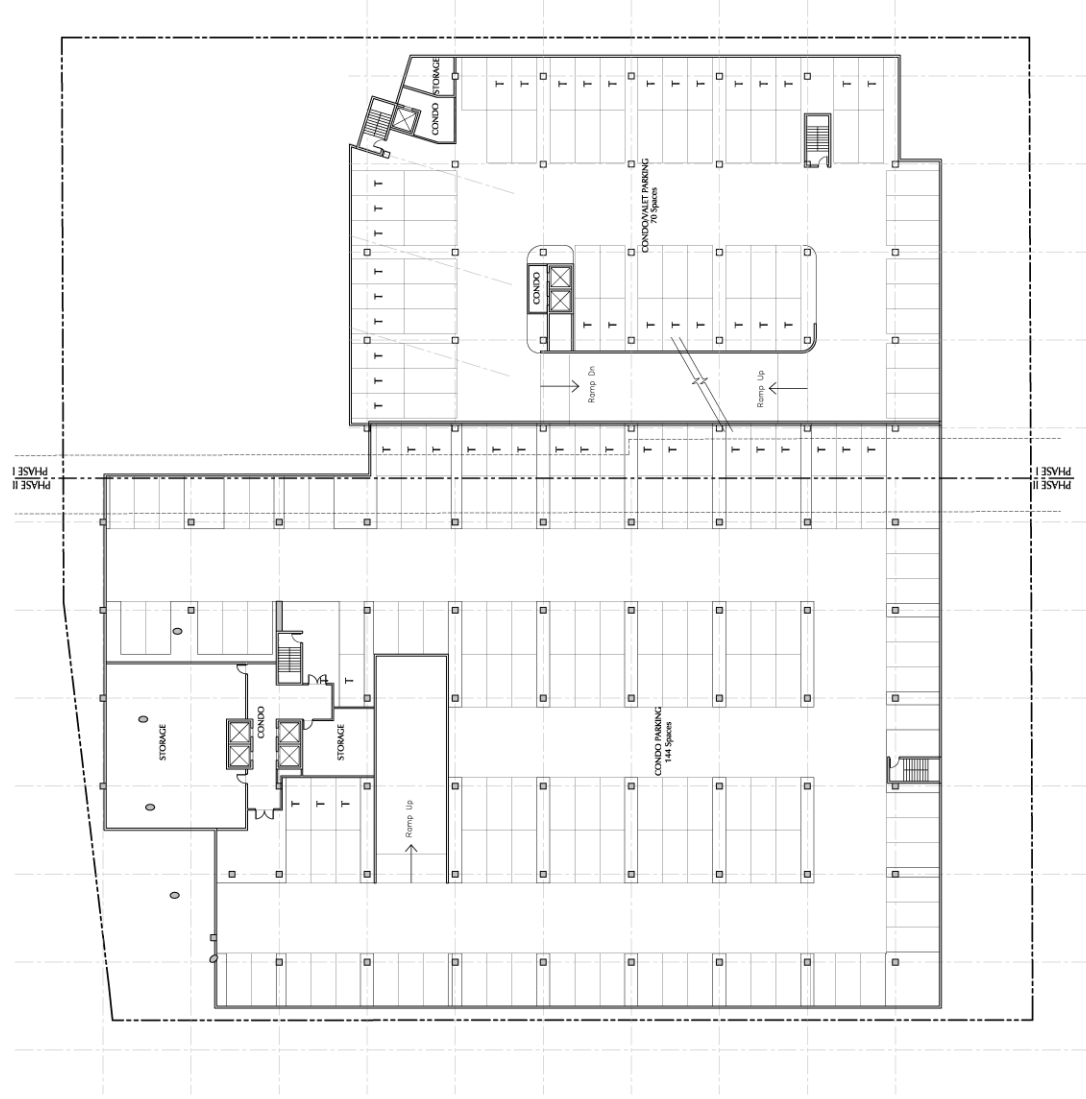
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
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PAD 7.0
Level B3
Parking

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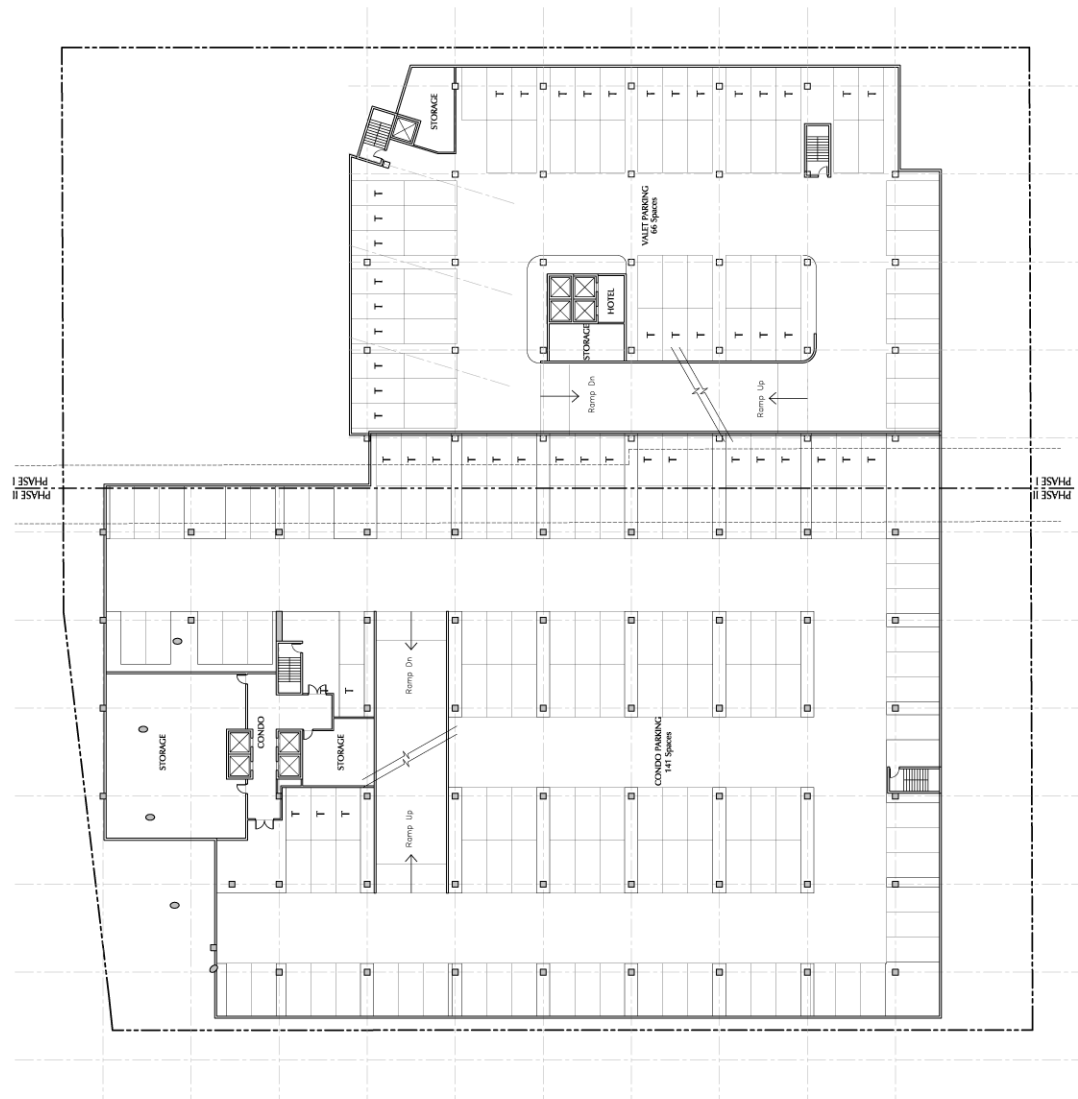
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SUITE 100
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
REC07054
PAD07021
DS071054

PAD 8.0
Level B2
Parking

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PROJECT # 06363



DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

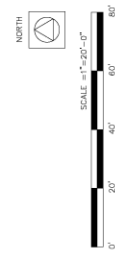
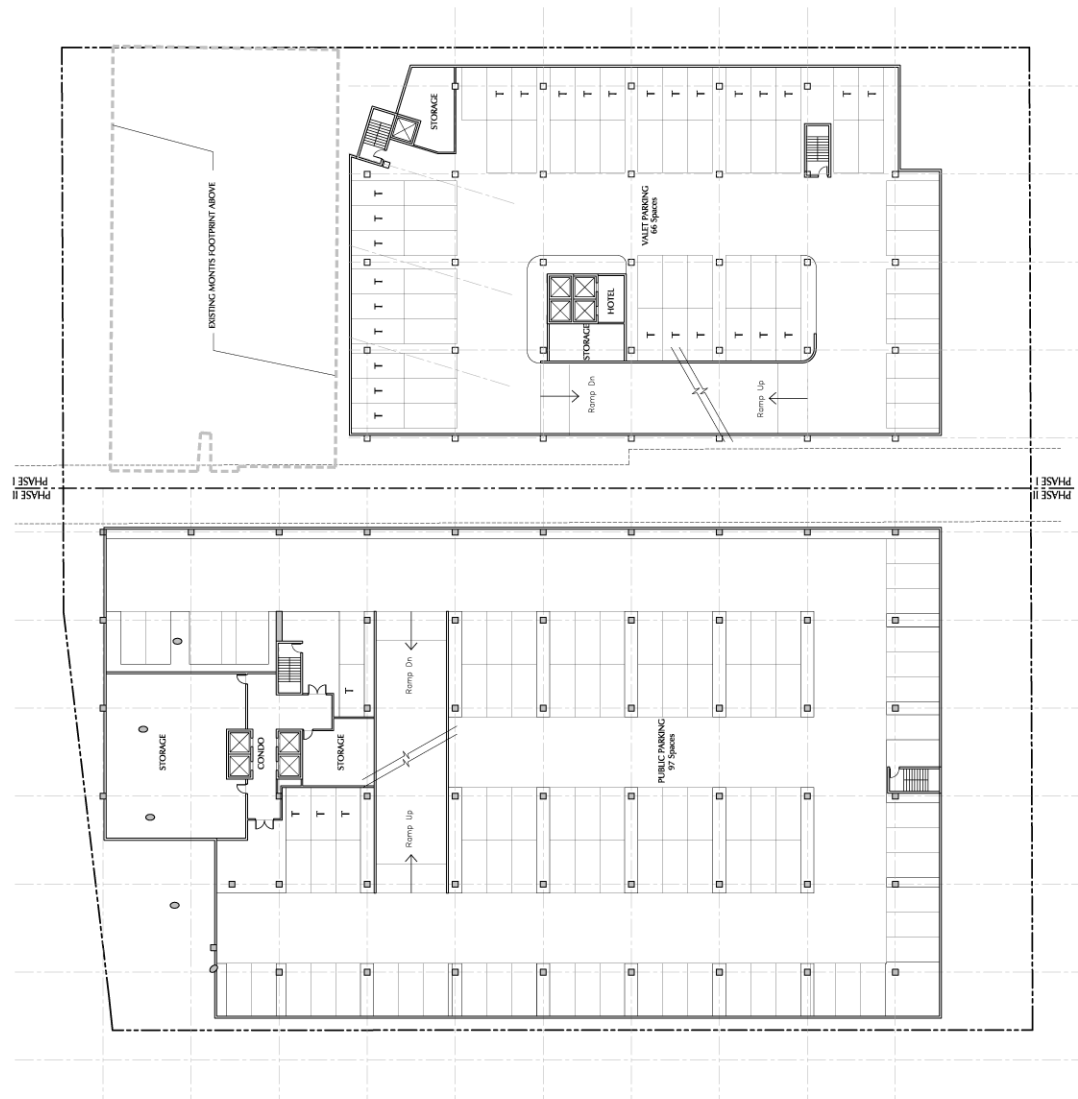
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2425 EAST CAMELBACK ROAD
SUITE 400
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 9.0
Level B1
Parking

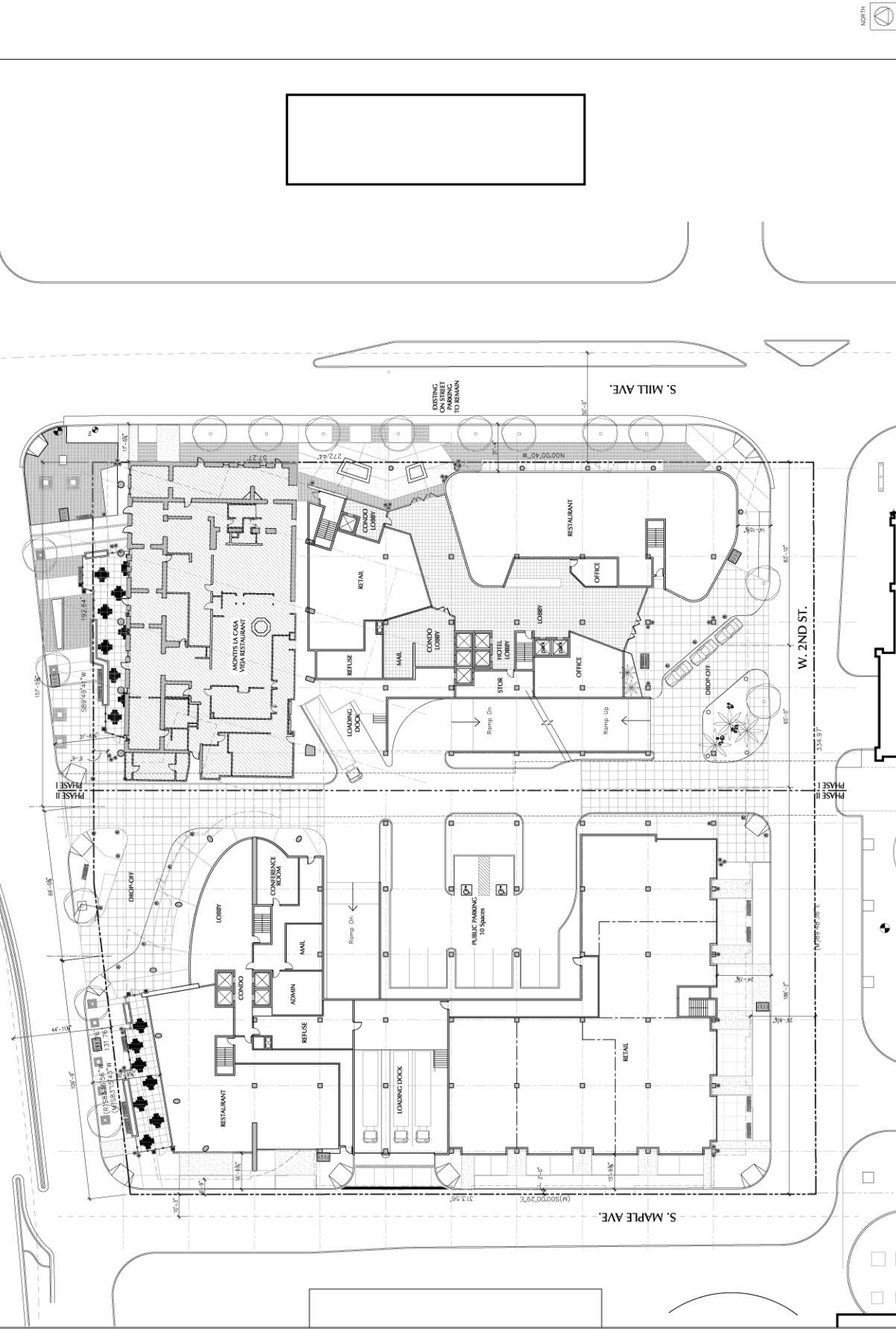
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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

W. RIO SALADO PARKWAY



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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 10.0

Level 1
Ground Floor
Retail / Service / Loading

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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

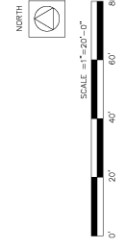
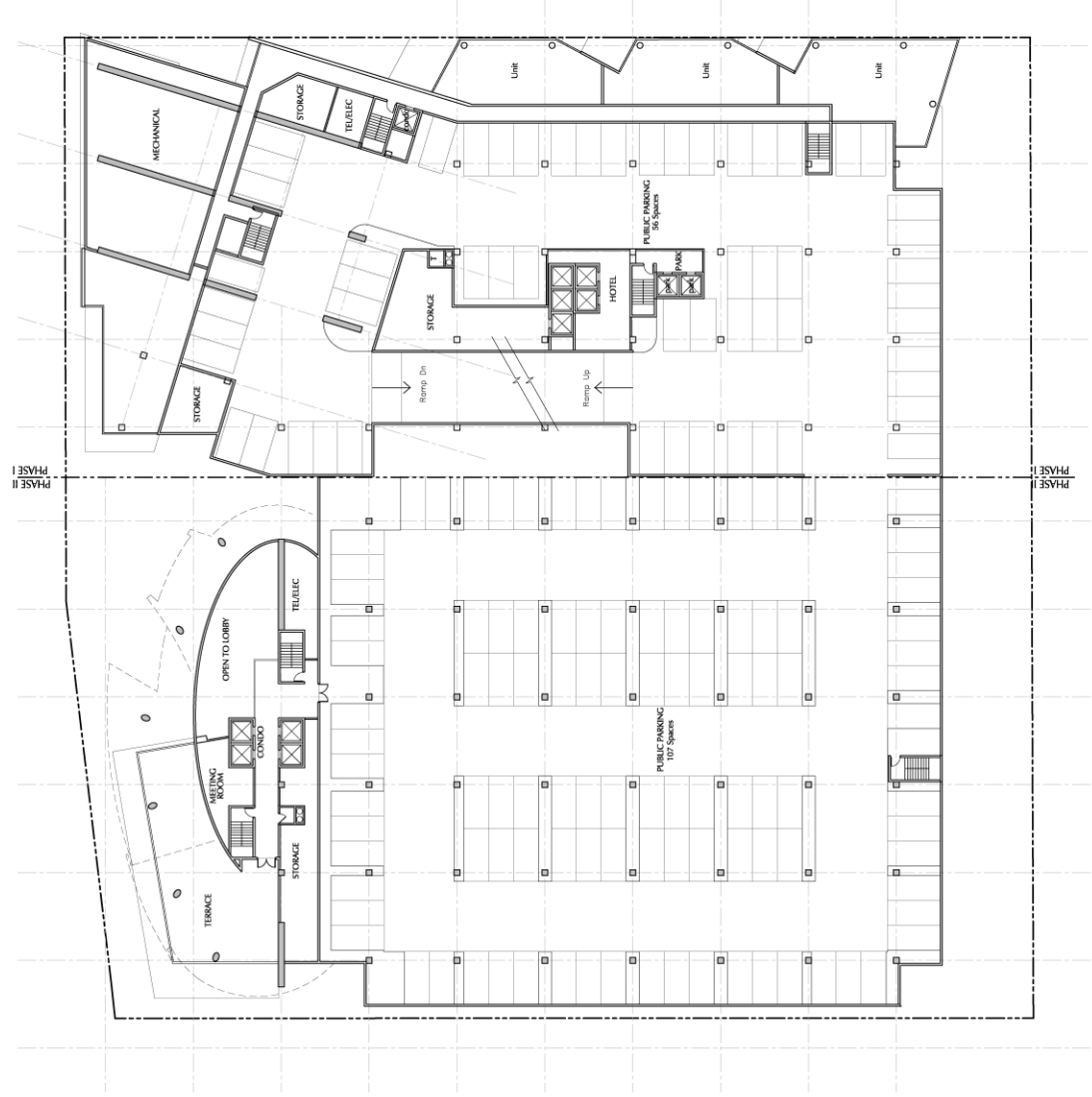
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
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PAD 11.0
Level 2
Residential Tower
Podium Units
Parking

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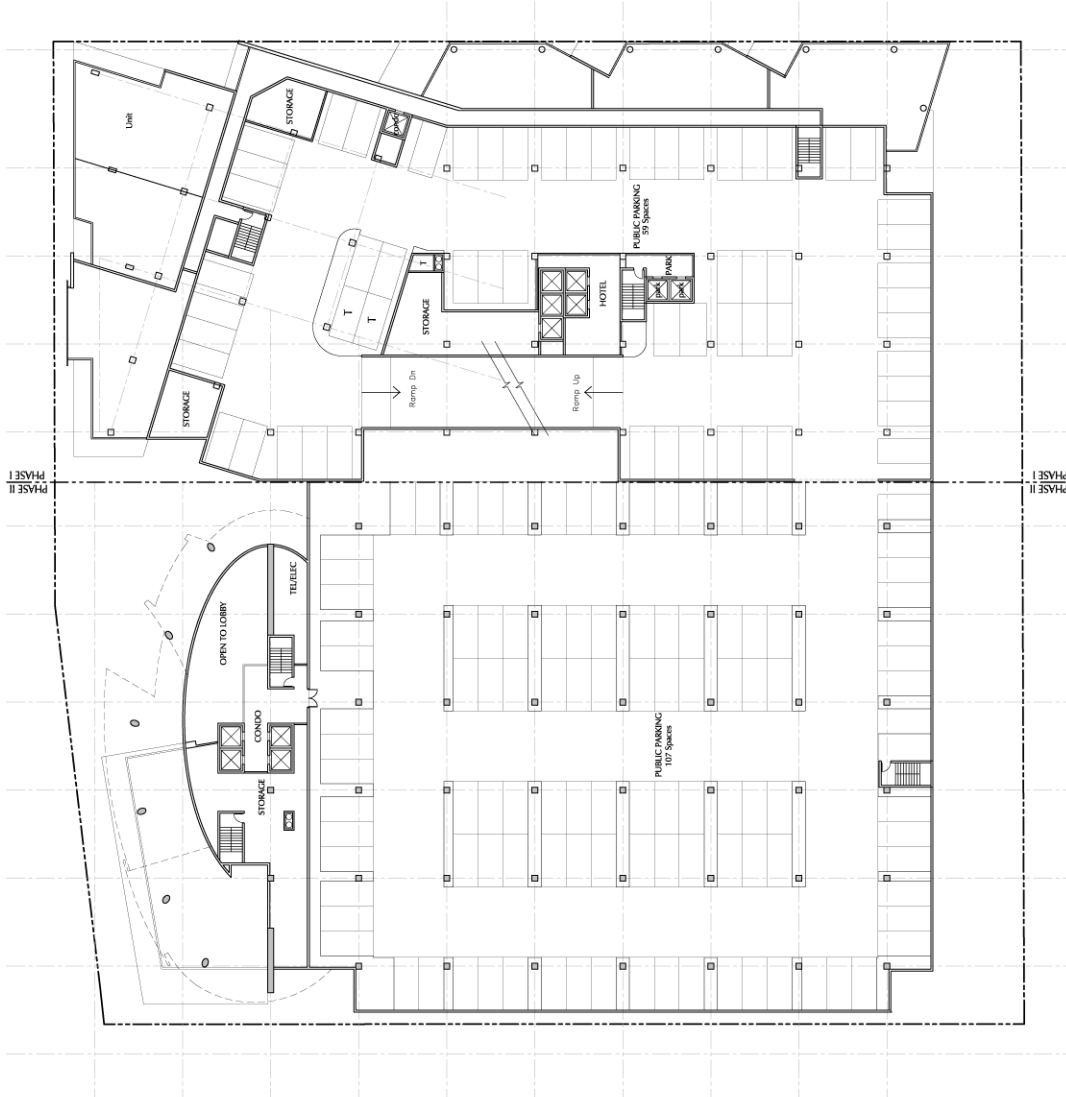
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

DS071054 PAD07021 REC07054

PAD 12.0
Level 3
Residential Tower
Podium Units
Parking

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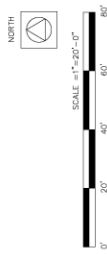
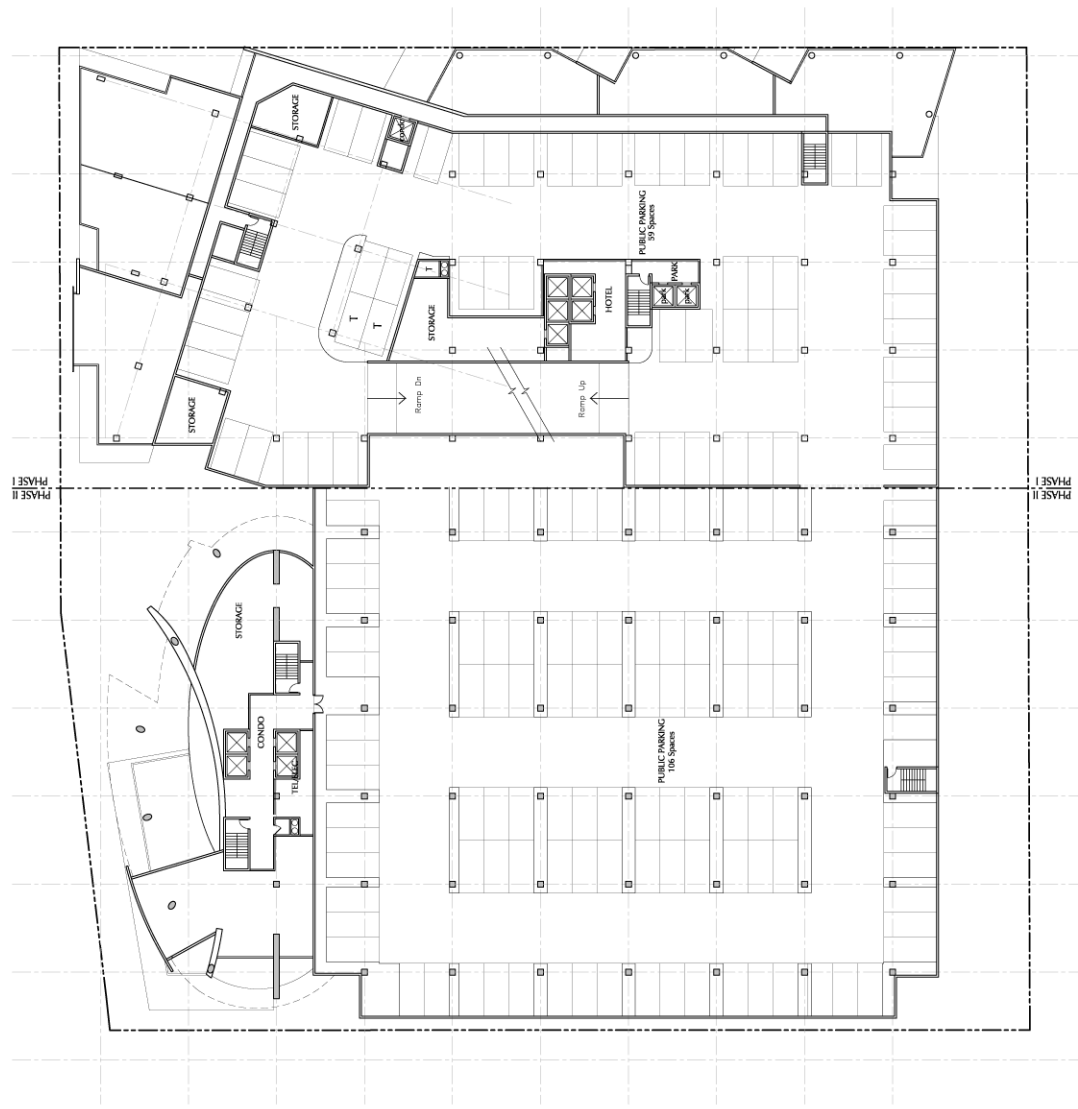
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 13.0
Level 4
Residential Tower
Podium Units
Parking

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DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

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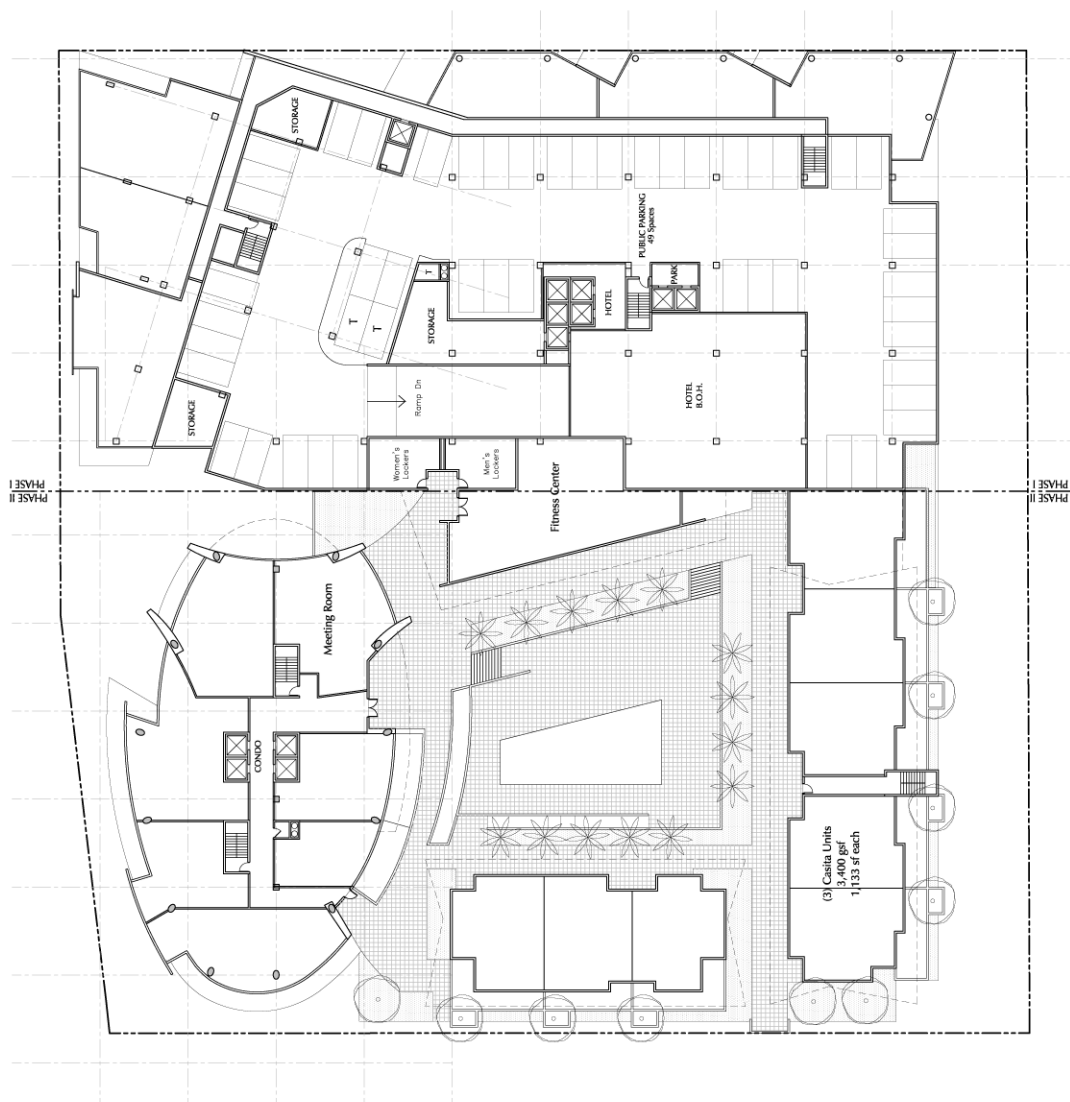
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

PAD 14.0

Level 5
Residential Tower
Townhomes
Podium Units
Phase 2 Pool Deck
Parking

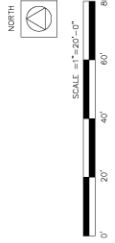
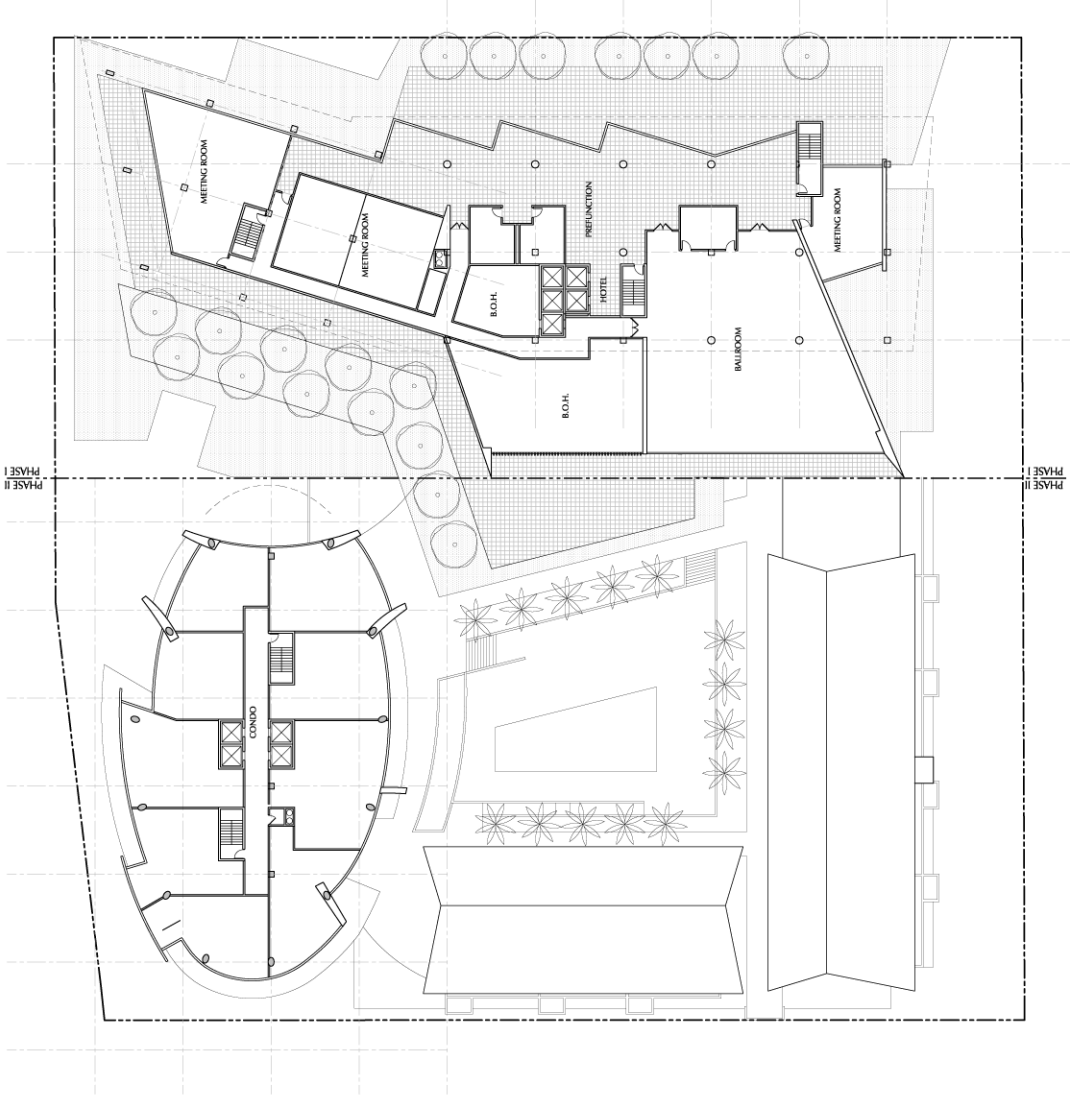
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SCALE = 1" = 20'-0"

DS071054	PAD07021	REC07054
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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



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SUITE 400
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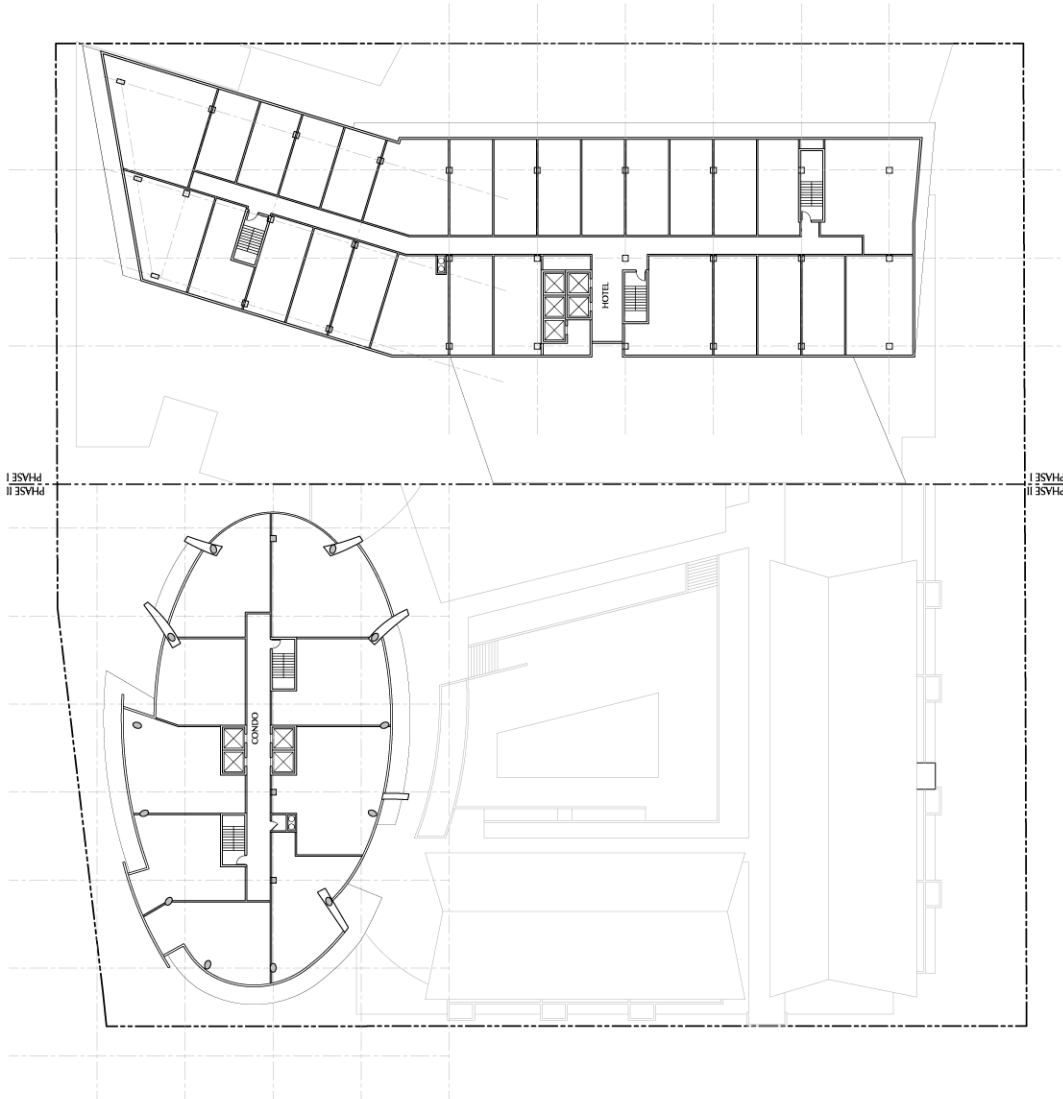
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
REC07054 PAD07021 DS071054

PAD 15.0
Level 6
Residential Tower
Hotel Meeting Rooms

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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



SCALE = 1"=25'-0"

DS071054 PAD07021 REC07054

DPD ConroyHedrick

2425 EAST CAMELBACK ROAD
SUITE 100
PHOENIX, ARIZONA 85016
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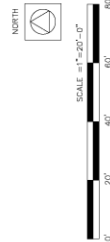
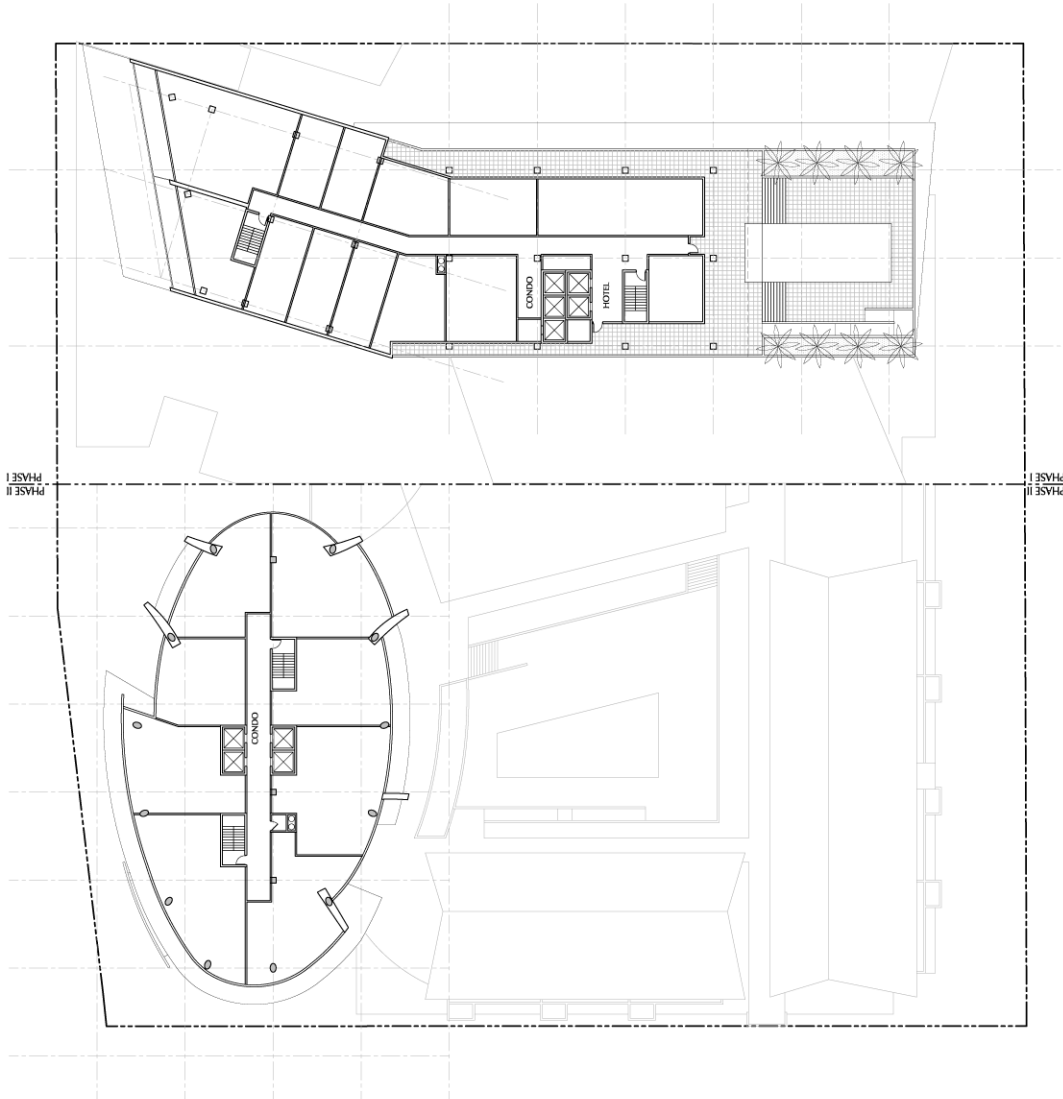
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 16.0
Levels 7-16
Residential Tower
Hotel

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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



DS071054 PAD07021 REC07054

PAD 17.0
 Level 17
 Residential Tower
 Hotel

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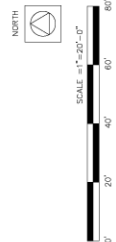
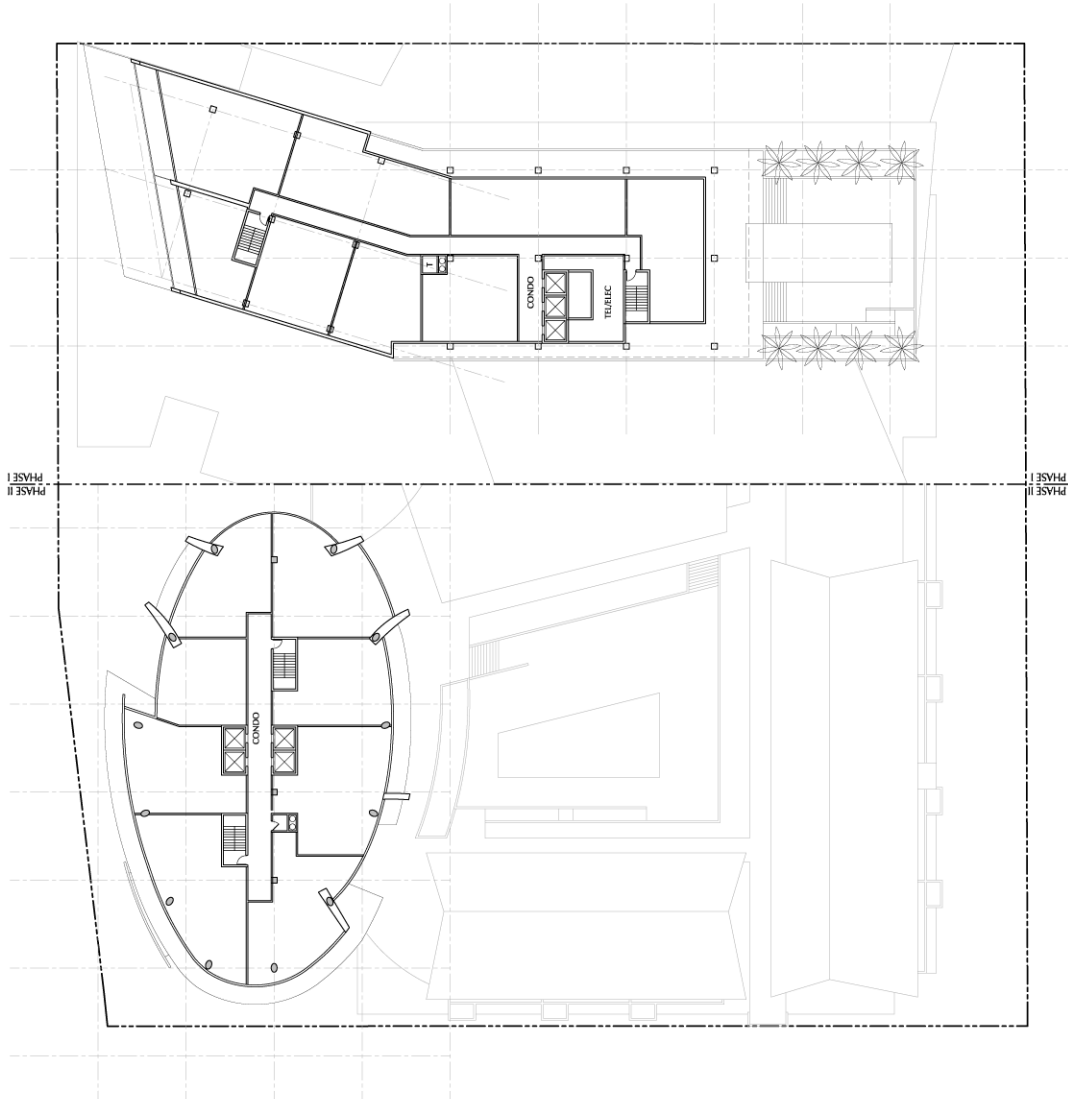
DS071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
 3 WEST FIRST STREET
 TEMPE, ARIZONA

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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



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SUITE 100
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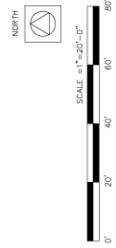
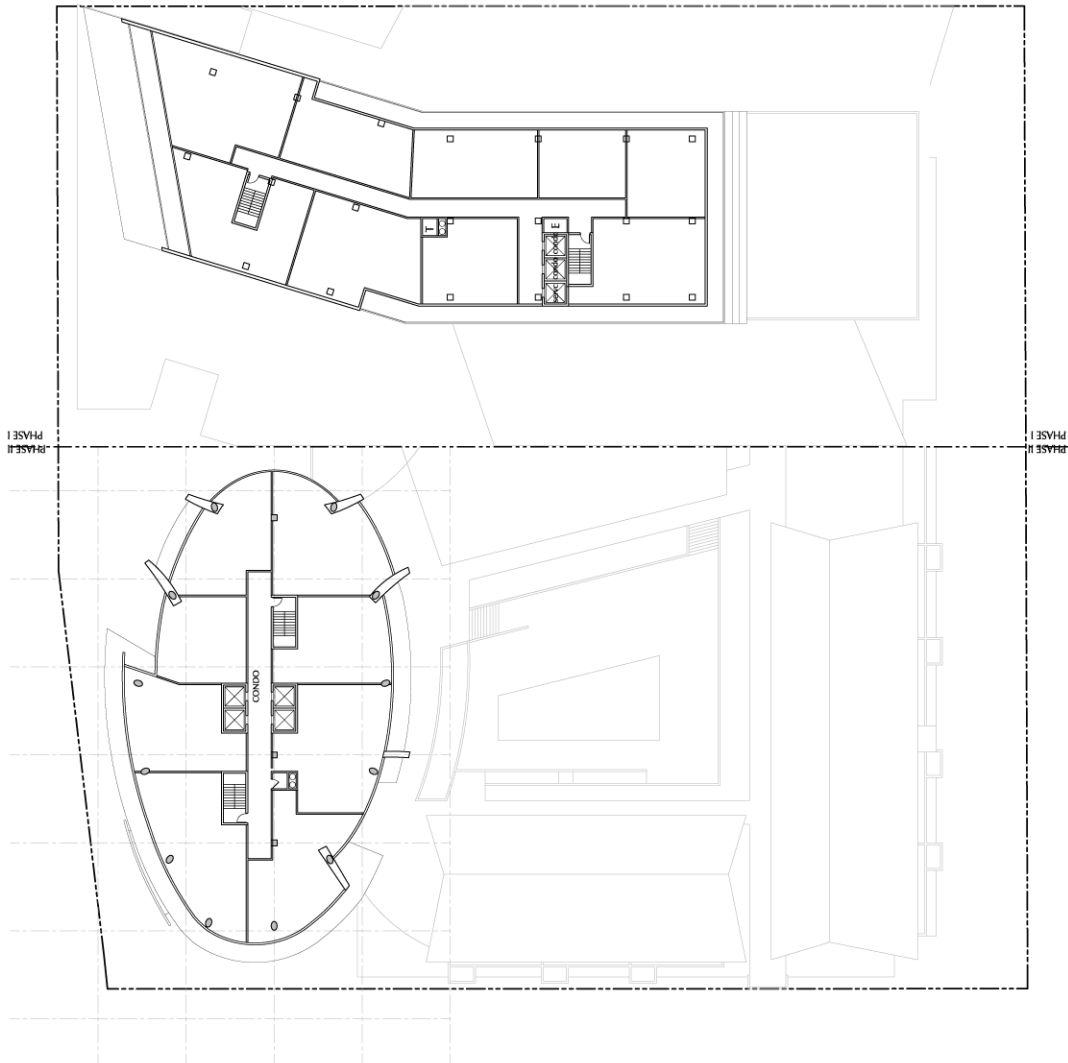
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 18.0
Level 18
Residential Tower
Hotel
Condo

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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



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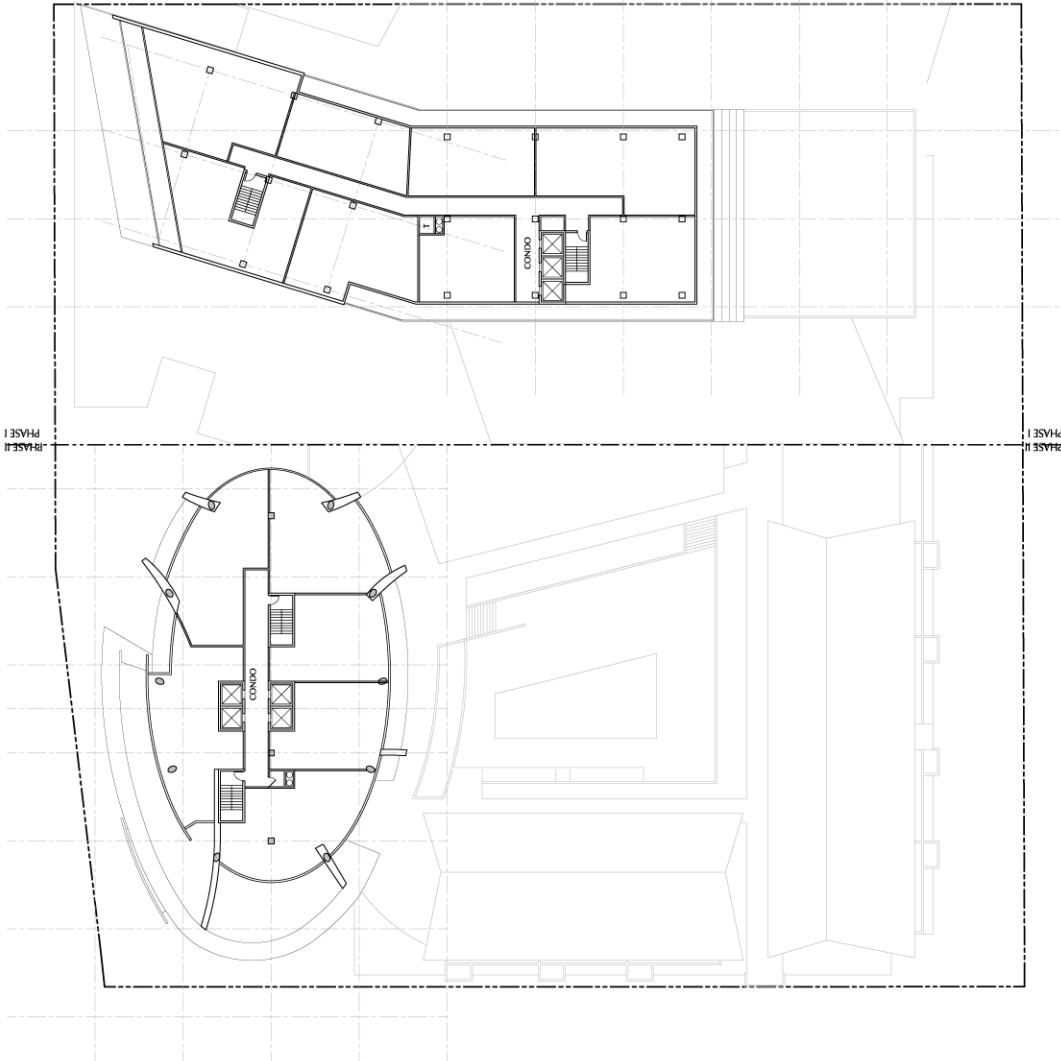
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 19.0
Levels 19-22
Residential Tower
Condo

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PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



SCALE = 1"=25'-0"

DS071054 PAD07021 REC07054

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SUITE 100
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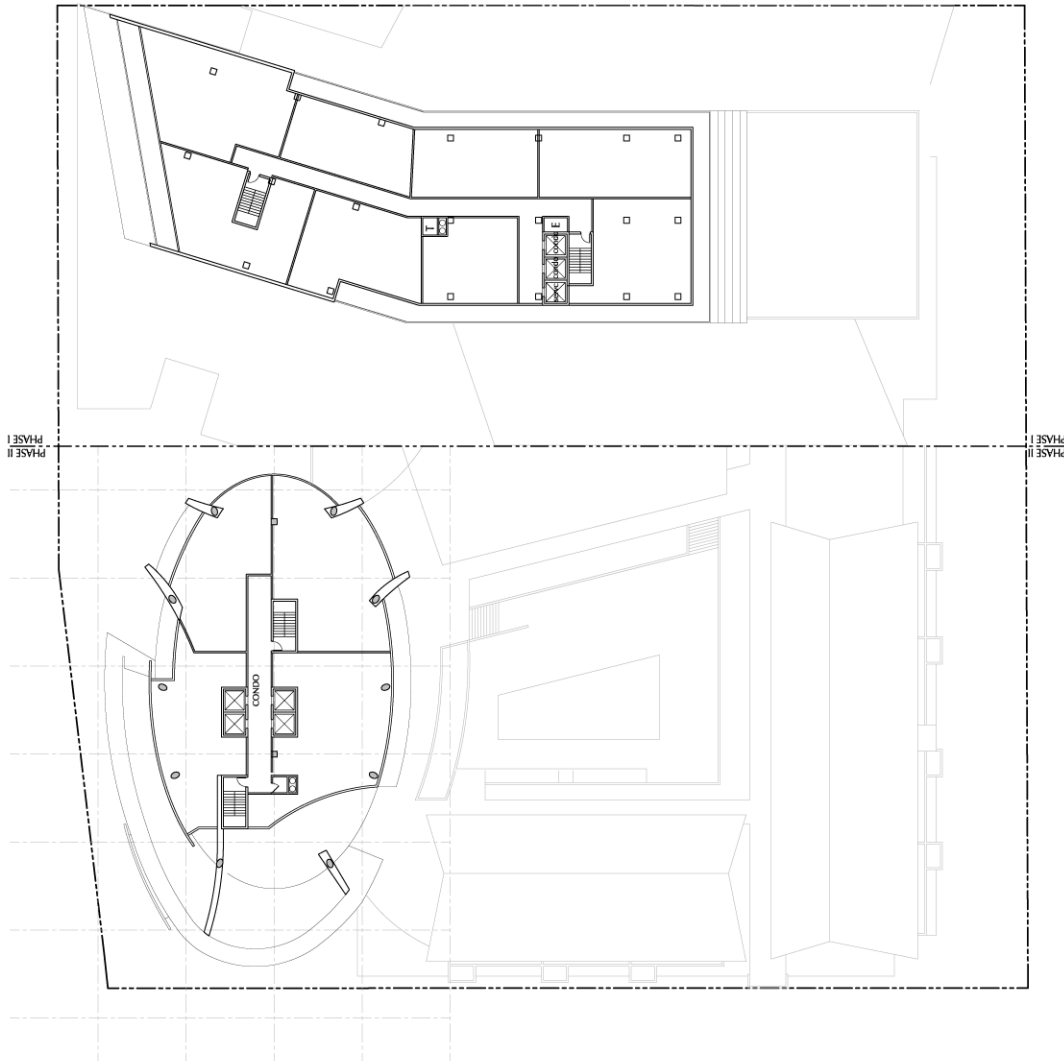
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
REC07054 PAD07021 DS071054

PAD 20.0
Level 23
Residential Tower
Condo

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PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



SCALE = 1"=32'-0"
0 20 40 60 80

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SUITE 100
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 21.0
Level 24
Residential Tower
Condo

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PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

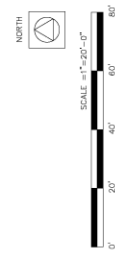
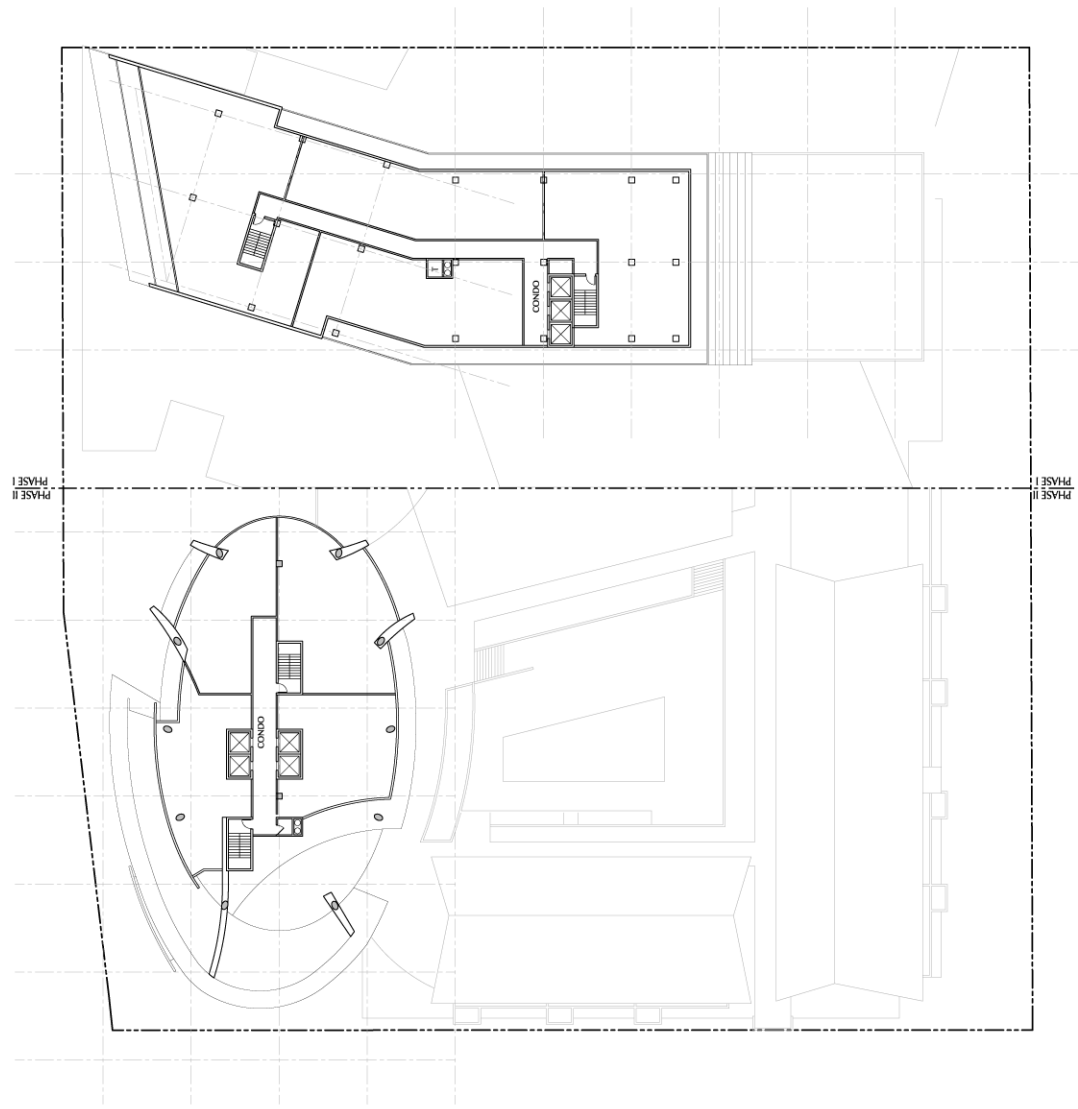
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SUITE 100
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 22.0
Level 25
Residential Tower
Condo

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03 OCT 2007
PROJECT # 06363



DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

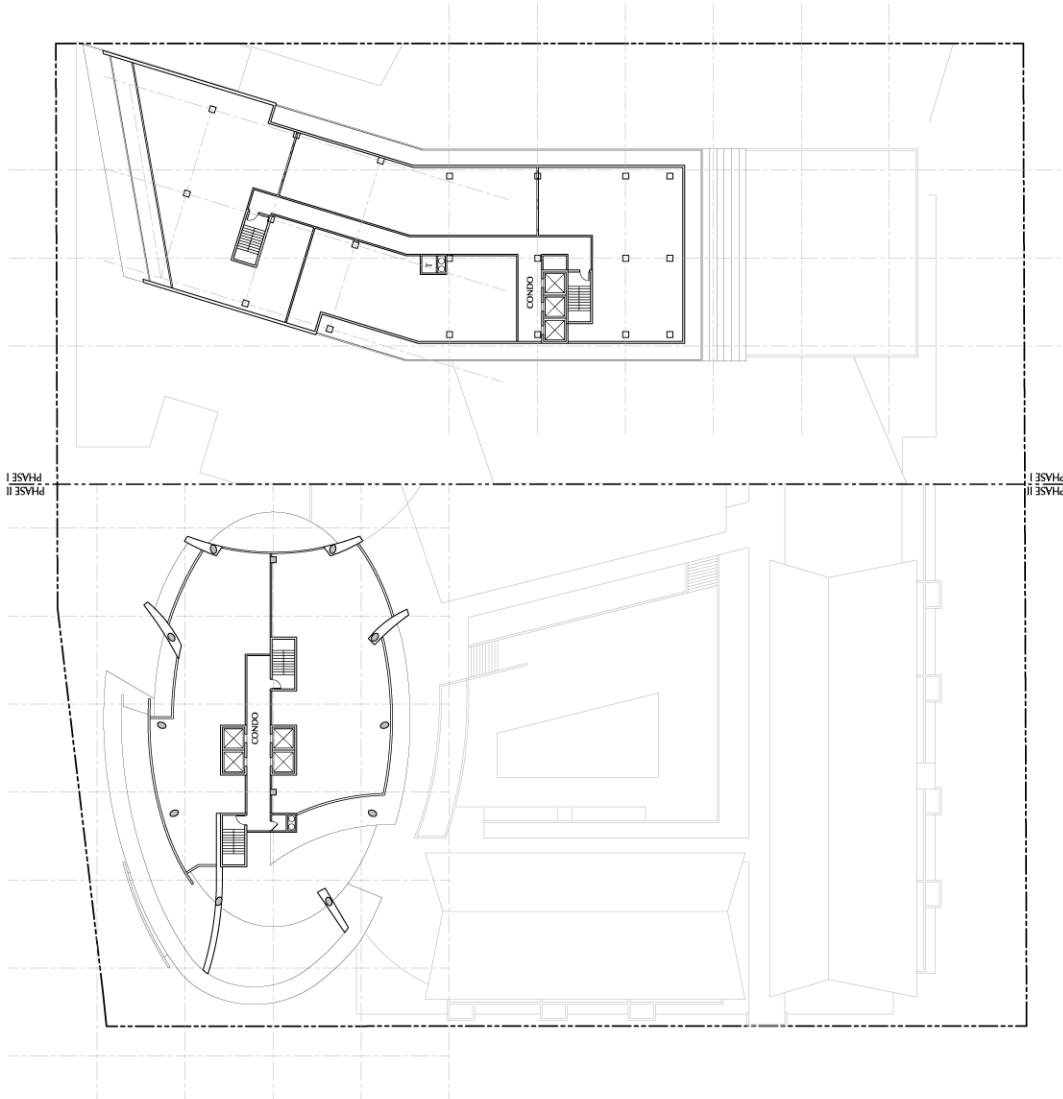
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2425 EAST CAMELBACK ROAD
SUITE 100
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 23.0
Level 26
Residential Tower

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PROJECT # 06363



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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

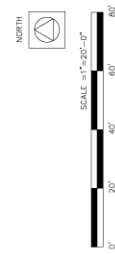
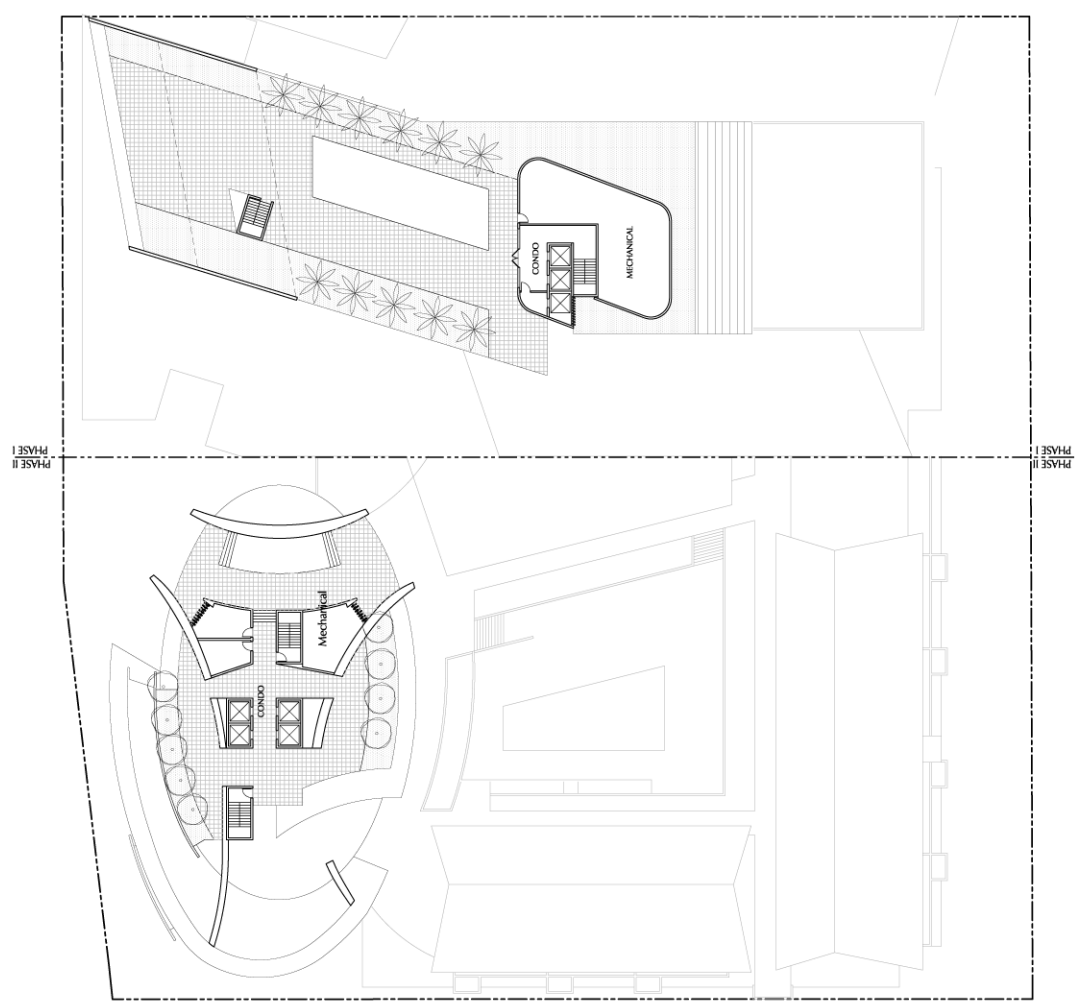
DPD Camarillo/Hedrick
2425 EAST CAMELBACK ROAD
SUITE 100
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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PADO7021 REC07054

PAD 24.0
Annuity Deck

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03 OCT 2007
PROJECT # 06363



DS071054 PADO7021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

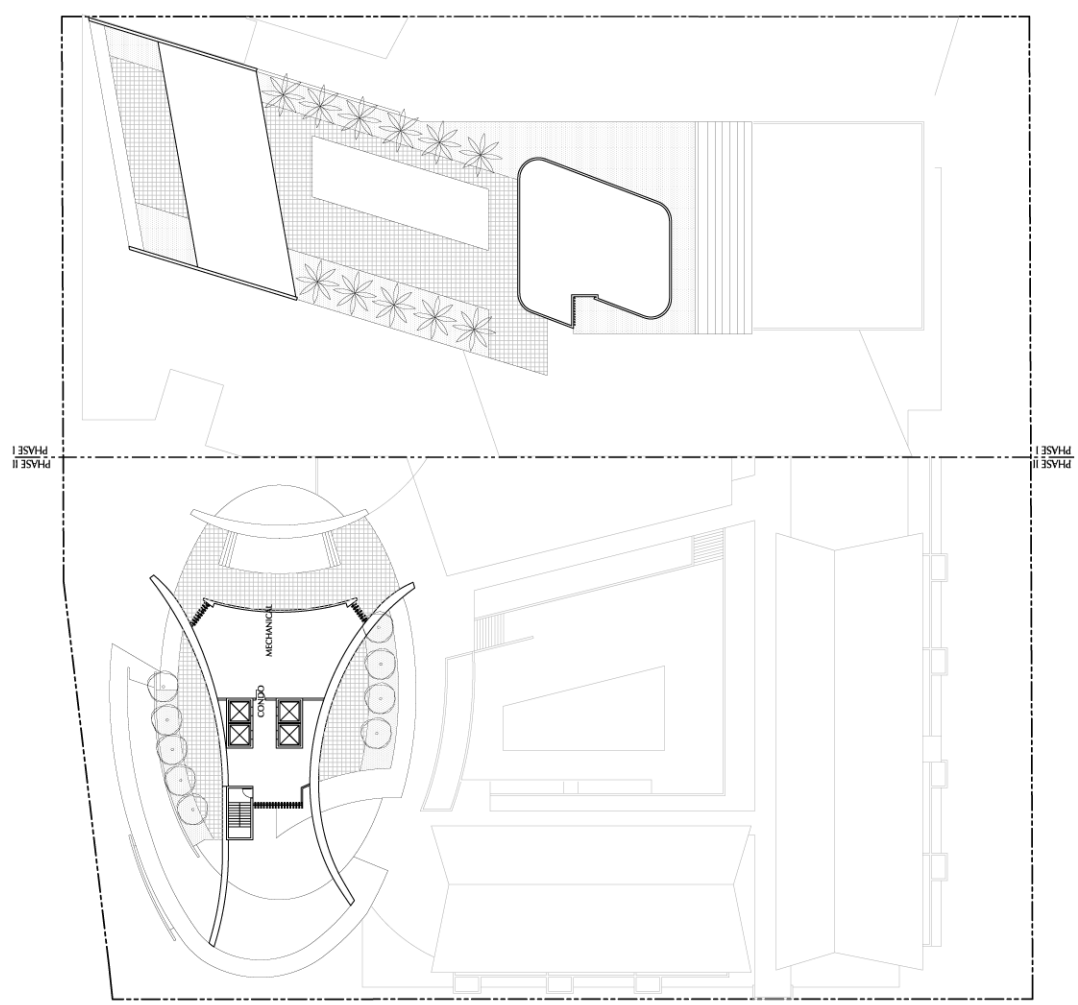
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SUITE 100
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PAD 25.0
Mechanical

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PROJECT # 06363



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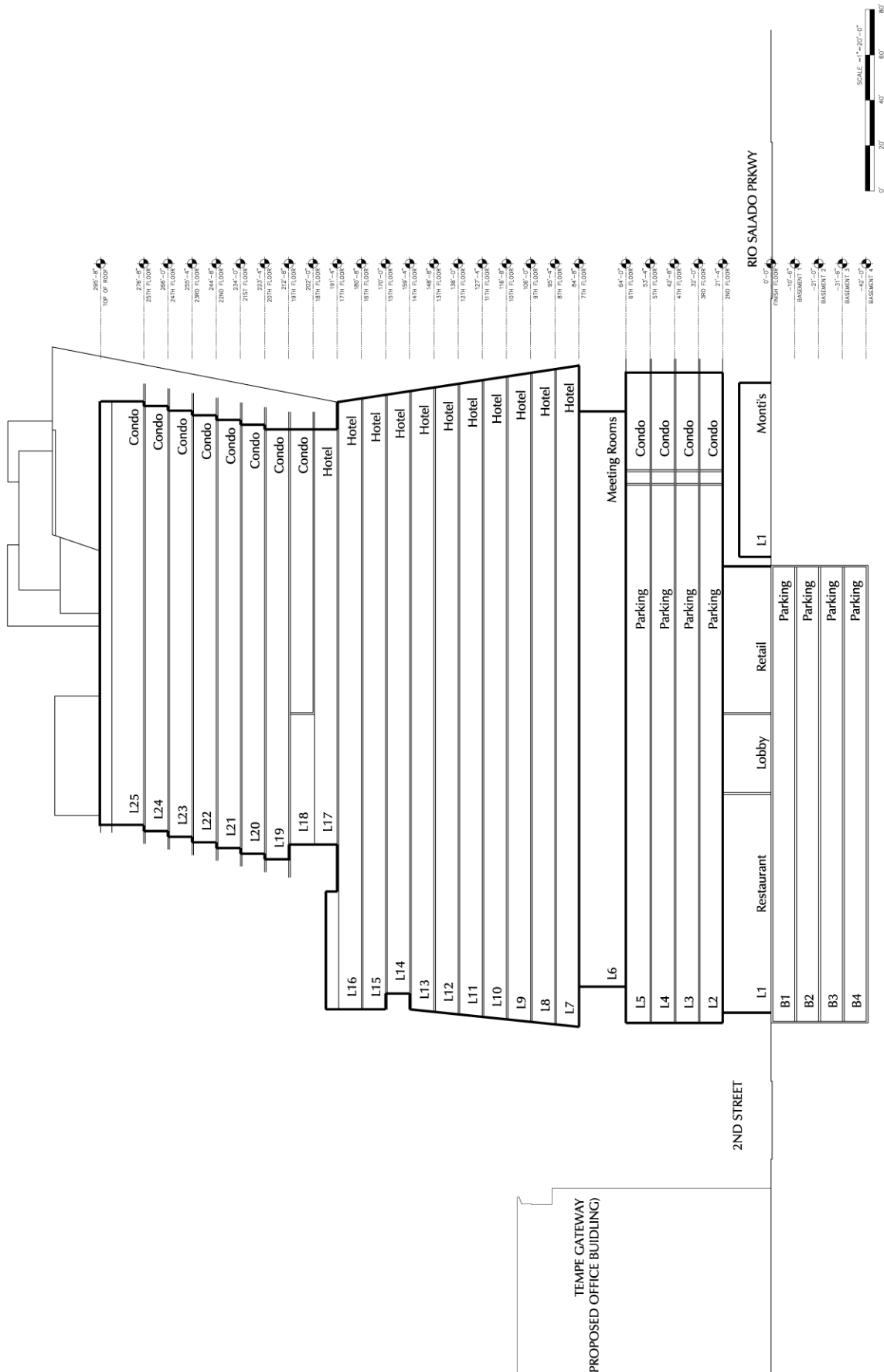
PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

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PAD 26.0
Stacking Diagram
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03 OCT 2007
PROJECT # 06363



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DFD ComoyerHedrick

2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

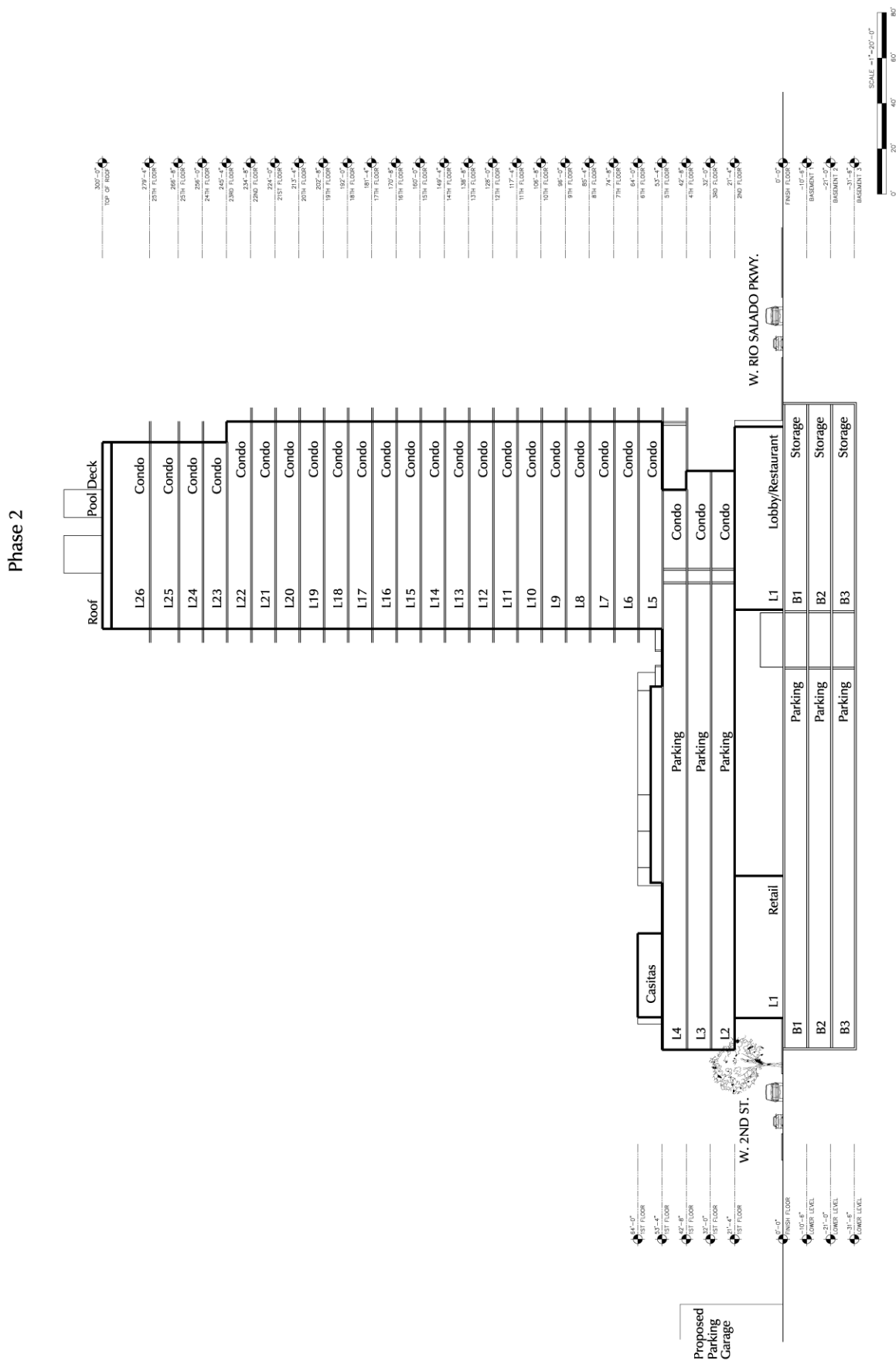
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

PAD 27.0

Stacking Diagram

SUBMITTAL
03 OCT 2007
PROJECT # 06363

ATTACHMENT 40



DS071054	PAD07021	REC07054
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SUBMITTAL
03 OCT 2007
PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DPD ConroyHedrick
2423 EAST CAMELBACK ROAD
SUITE 100
DOWNEY, ARIZONA 85016
602.381.4848
WWW.DPDCH.COM

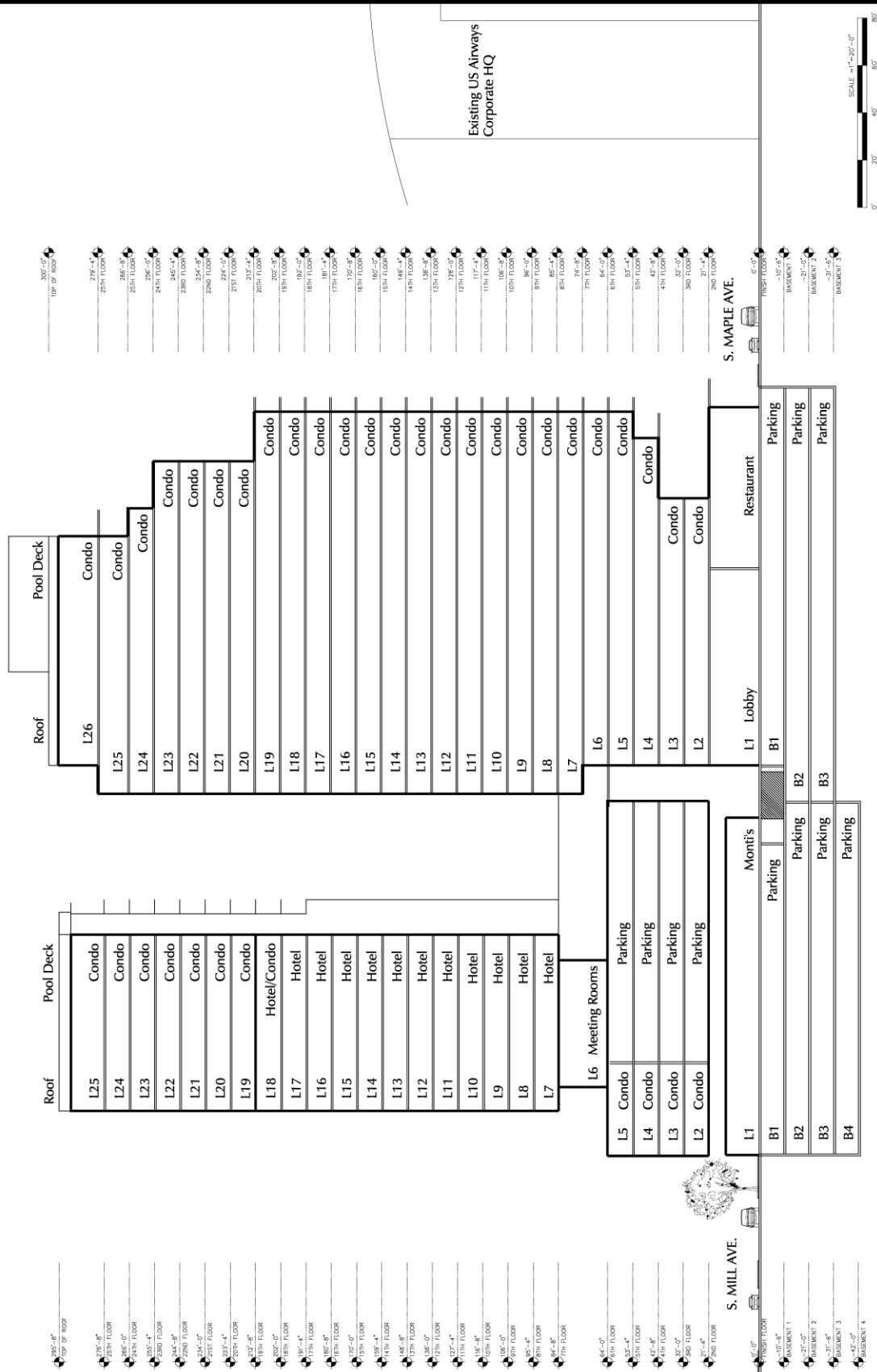
NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054
PAD07021
REC07054

PAD 28.0
Stacking Diagram
SUBMITTAL
03 OCT 2007
PROJECT # 06363

Phase 1

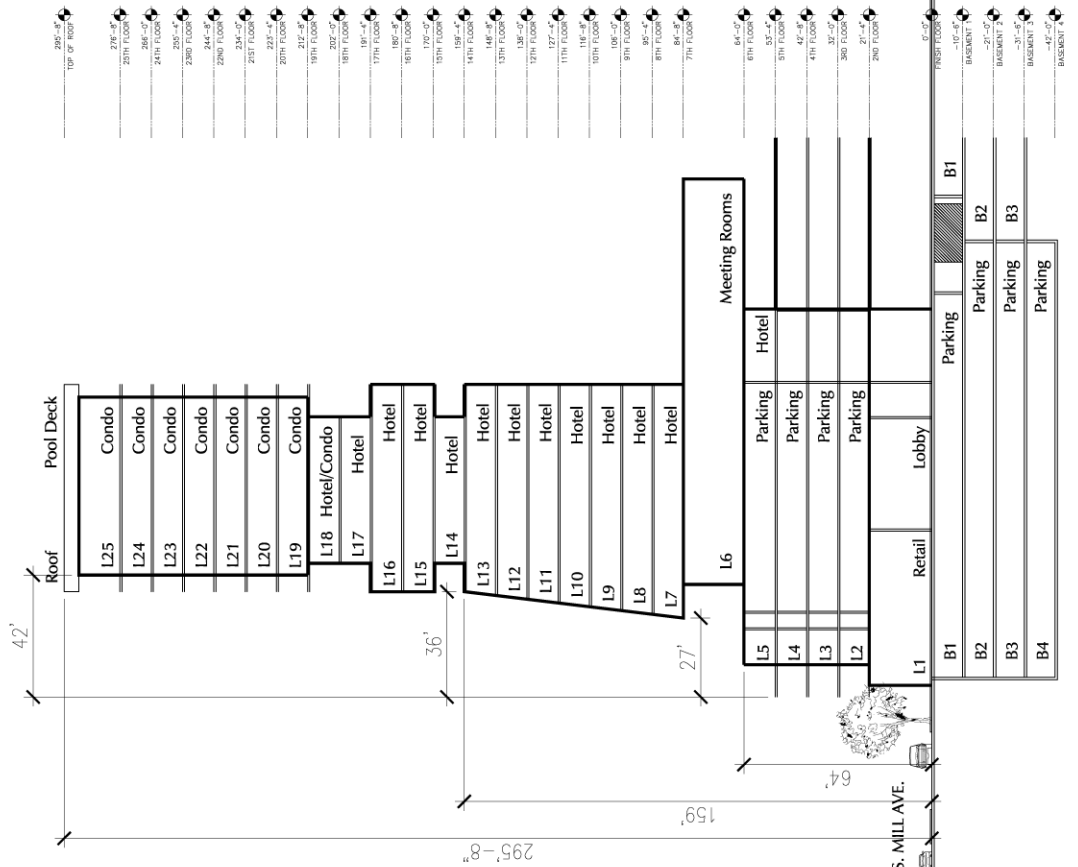
Phase 2



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

2425 EAST CAMELBACK ROAD
SUITE 100
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

DFD ConveyerHedrick



NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054
PAD07021
REC07054

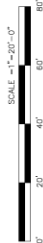
PAD 29.0
Stacking Diagram
SUBMITTAL
03 OCT 2007
PROJECT # 06363

DFD ComoyeHedrick
2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

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DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

05071054 PAD07021 REC07054

DS071054 PAD07021

SUBMITTAL
03 OCT 2007
PROJECT # 06363

DS071054	PAD07021	REC07054
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DFD CormeyerHedrick
2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCHE.COM

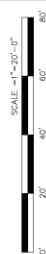
2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

05071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

PAD 32.0
North Elevation

SUBMITTAL
03 OCT 2007
PROJECT # 06363



DS071054	PAD07021	REC07054
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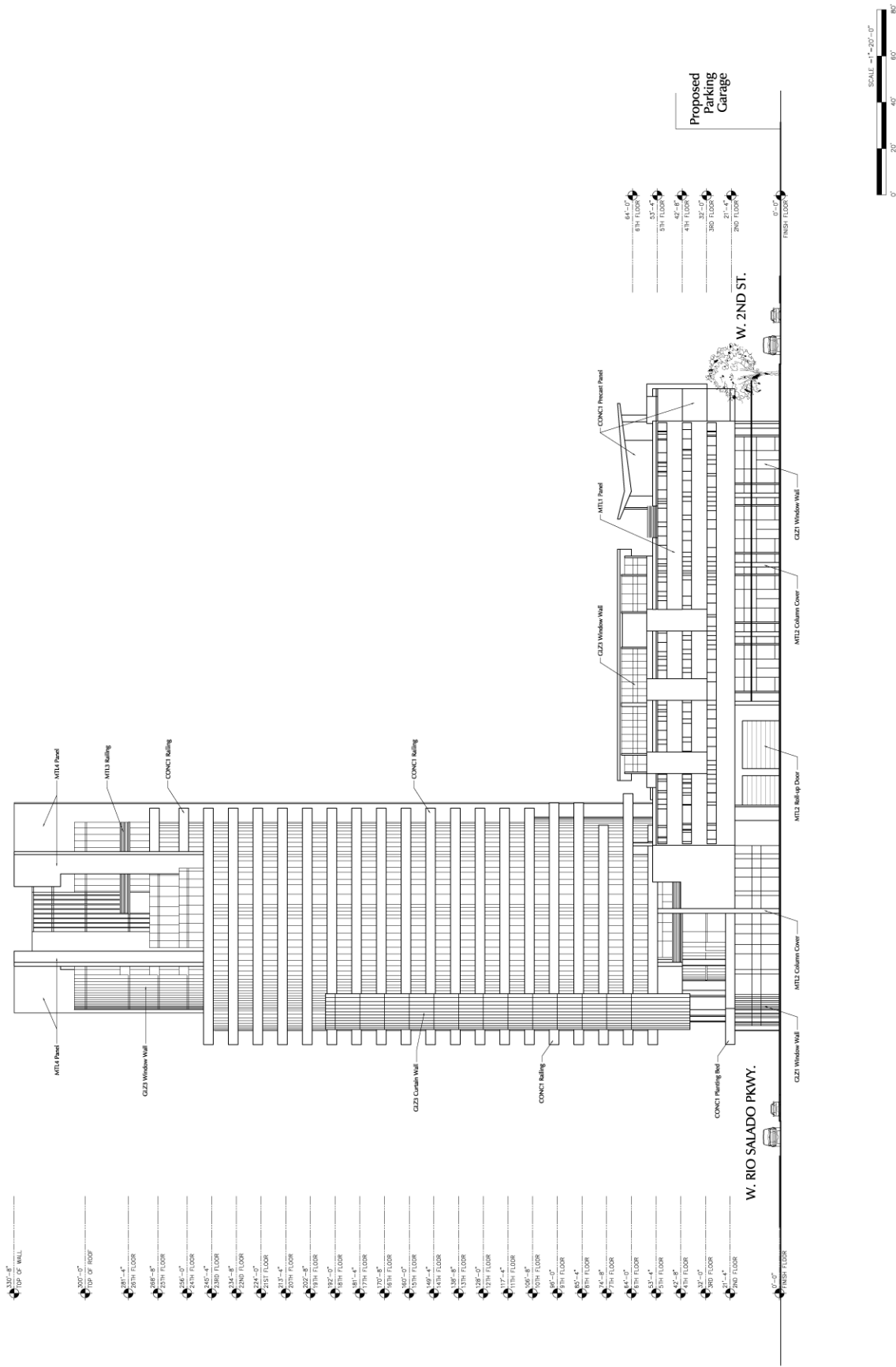
PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DPD Conroy/Hedrick
2425 EAST CAMELBACK ROAD
SUITE 100
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DPDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
REC07054
PAD07021
DS071054

PAD 33.0
West Elevation
SUBMITTAL
03 OCT 2007
PROJECT # 06363



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

2425 EAST CAMELBACK ROAD
SUITE 100
DOWNEY, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

DFD Conroy/Hedrick

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

REC07054

PAD07021

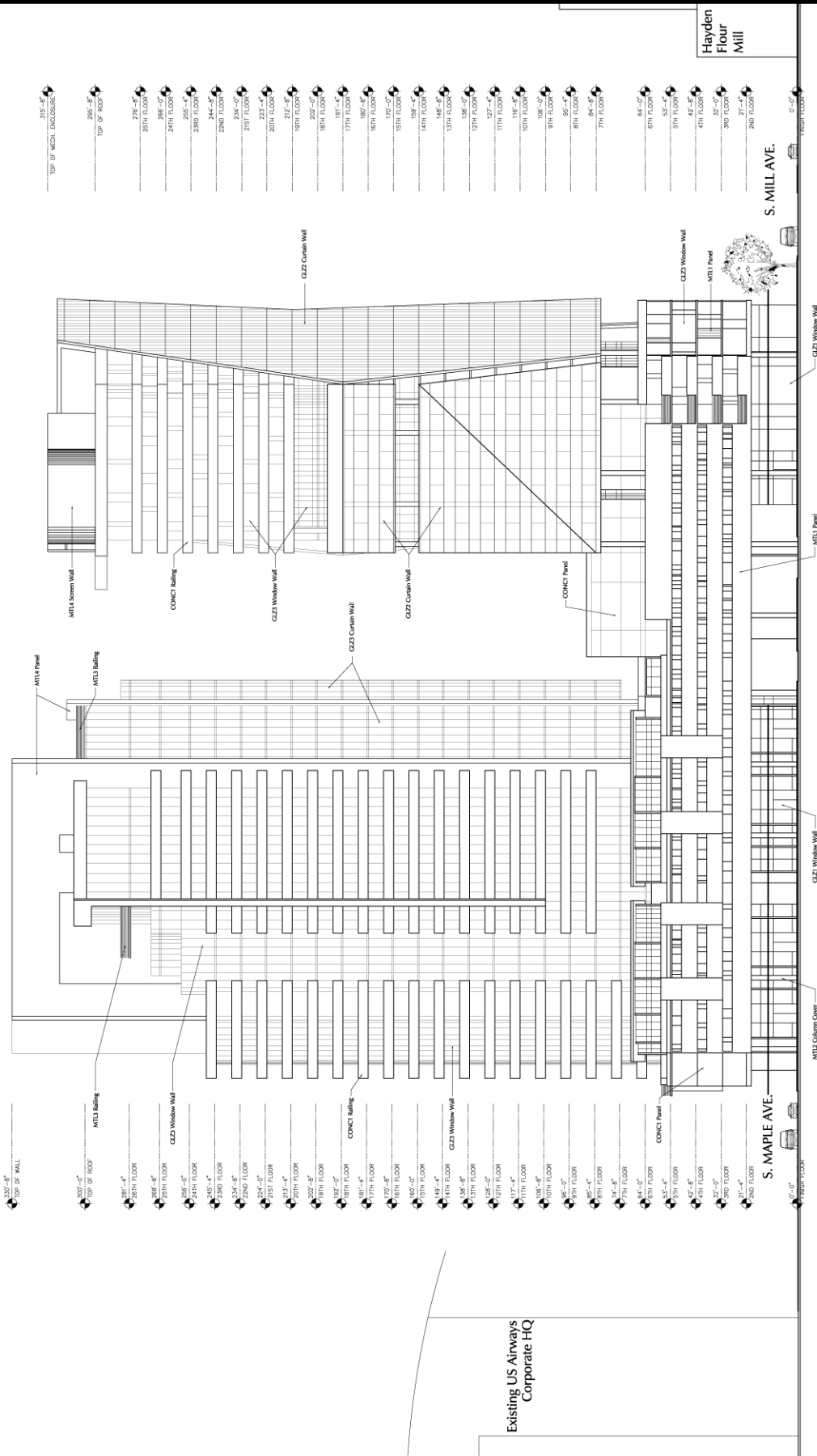
DS071054

PAD 34.0
South Elevation

SUBMITTAL
03 OCT 2007
PROJECT # 06363

Phase 1

Phase 2



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DFD ComoyerHedrick

2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

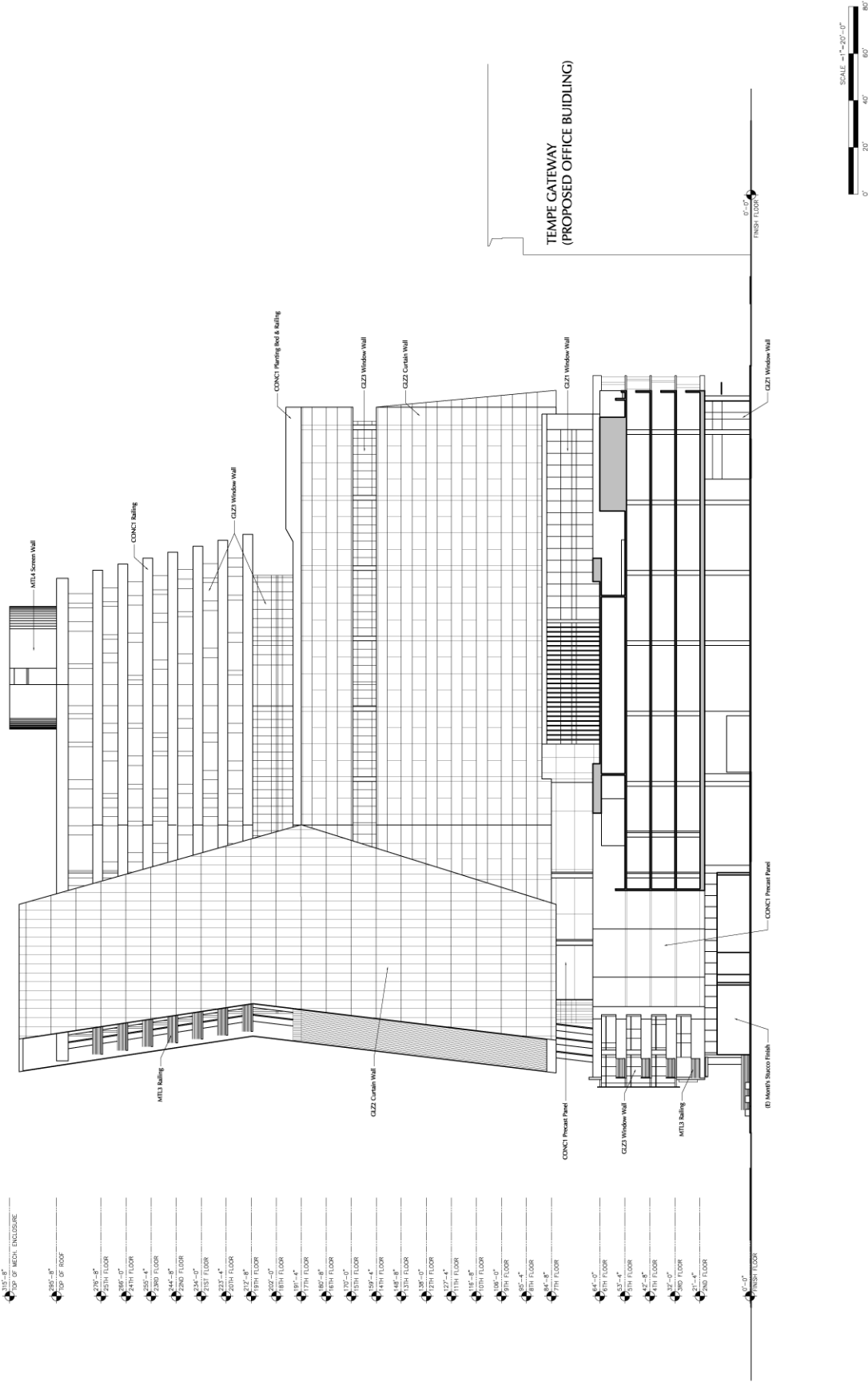
REC07054

PAD07021

DS071054

PAD 35.0
West Elevation
Phase 1

SUBMITTAL
03 OCT 2007
PROJECT # 06363



DS071054	PAD07021	REC07054
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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

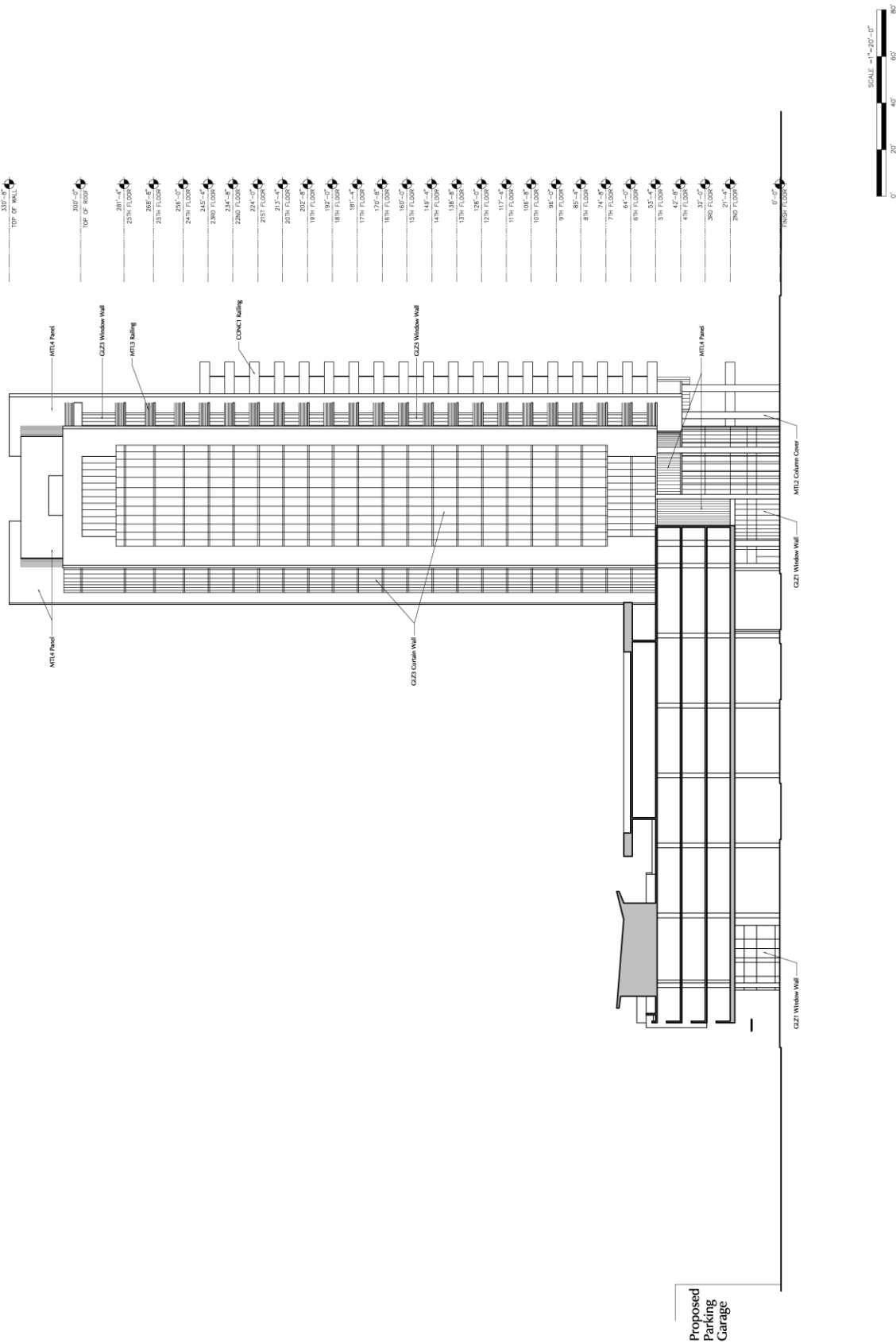
DPD ConroyHeidrick
2425 EAST CAMELBACK ROAD
SUITE 100
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DPDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PADO7021 REC07054

PAD 36.0
East Elevation
Phase 2

SUBMITTAL
03 OCT 2007
PROJECT # 06363



DS071054 PADO7021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

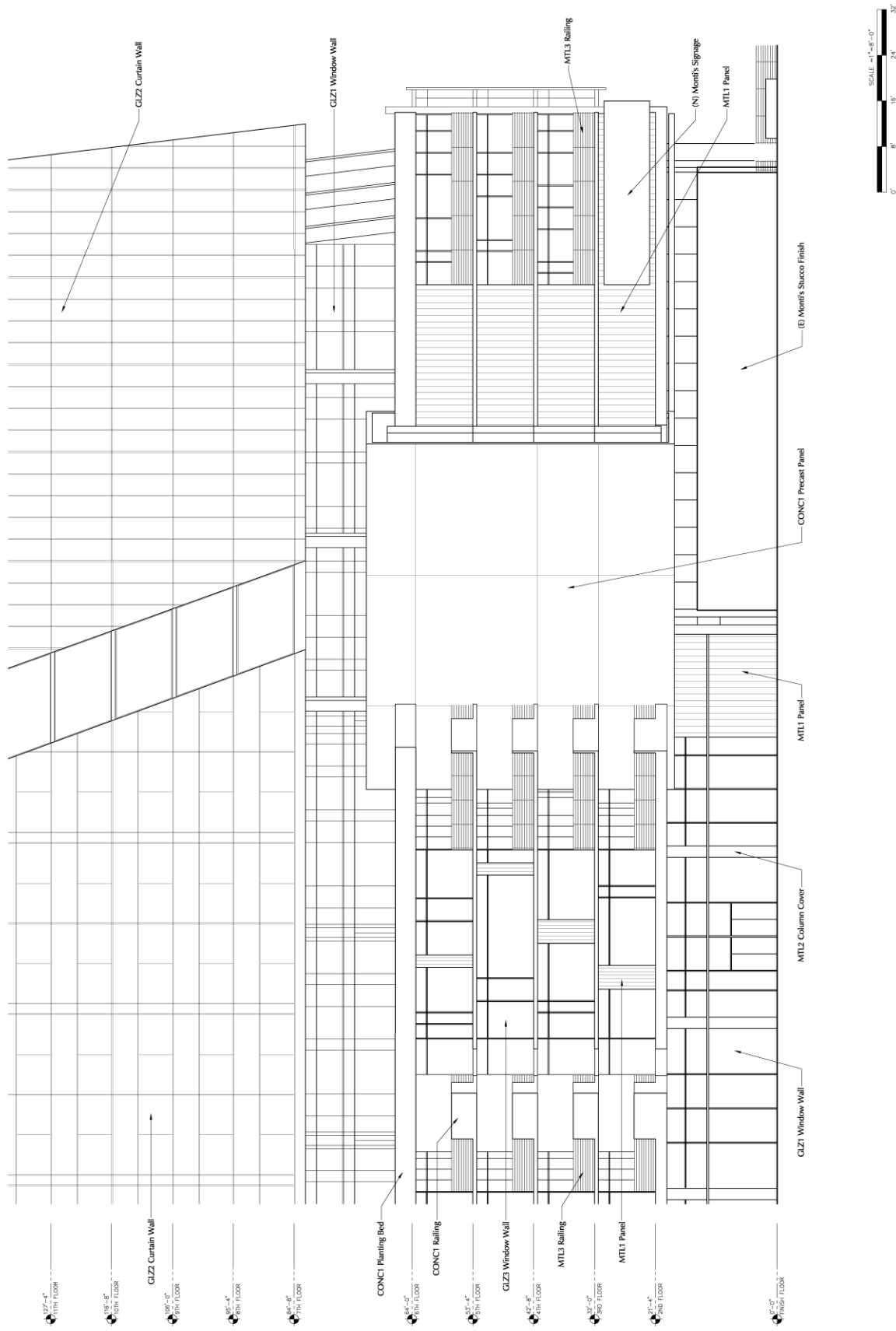
DPD Camarillo/Hedrick
2425 EAST CAMELBACK ROAD
SUITE 100
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DPDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

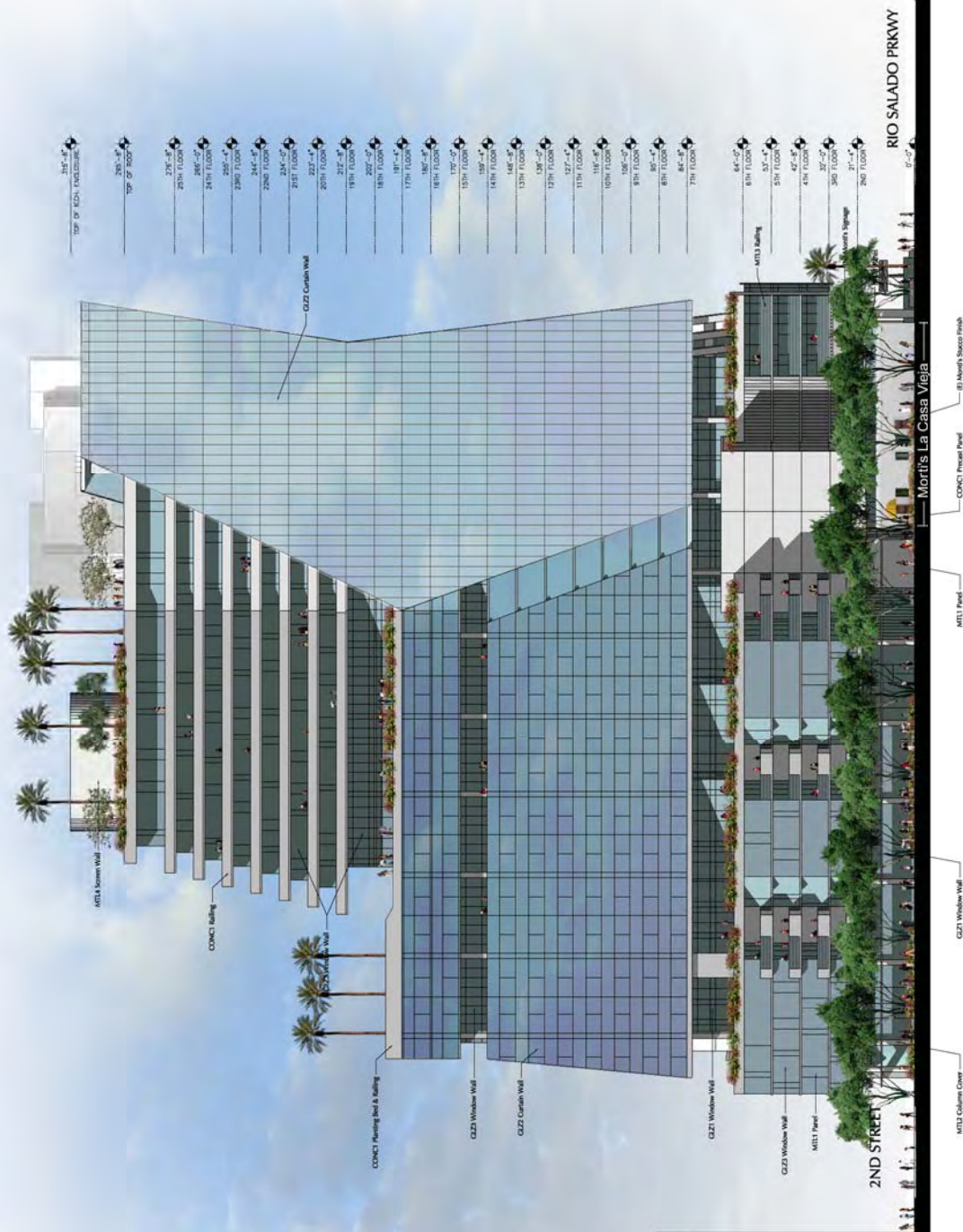
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 37.0
Enlarged Elevation
Phase 1 Ground Level

SUBMITTAL
03 OCT 2007
PROJECT # 06363



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



PAD 38.0
East Elevation

SUBMITTAL
03 OCT 2007
PROJECT # 06363

DS071054	PAD07021	REC07054
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ATTACHMENT 50

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

DS071054 PAD07021 REC07054

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

OFD ComoyHedrick

2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCFL.COM

TEMPE GATEWAY
(PROPOSED OFFICE BUILDING)

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

OFD ComoverHedrick

2425 EAST CAMELBACK RD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4148
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

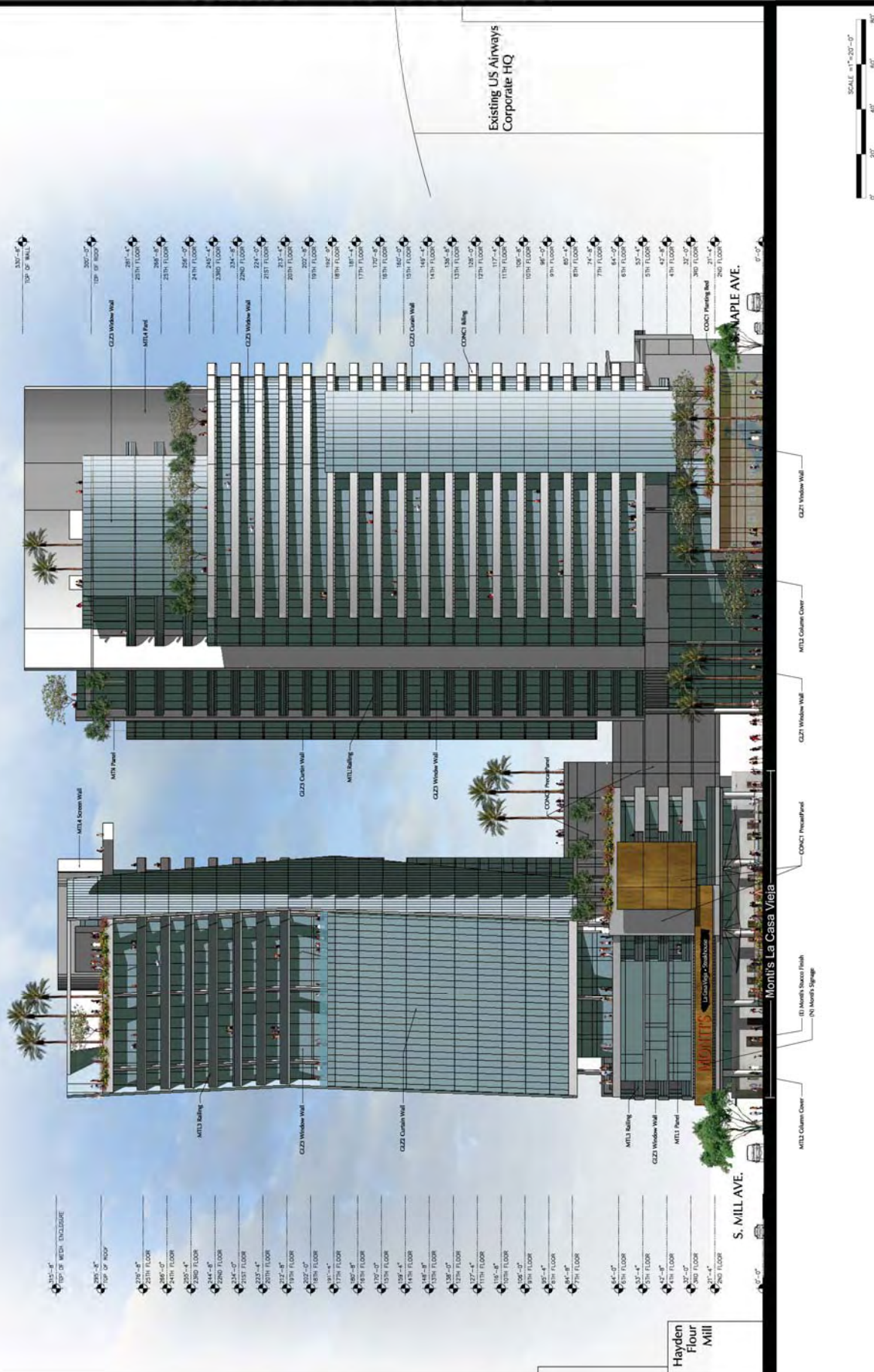
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

PAD07021

DS071054

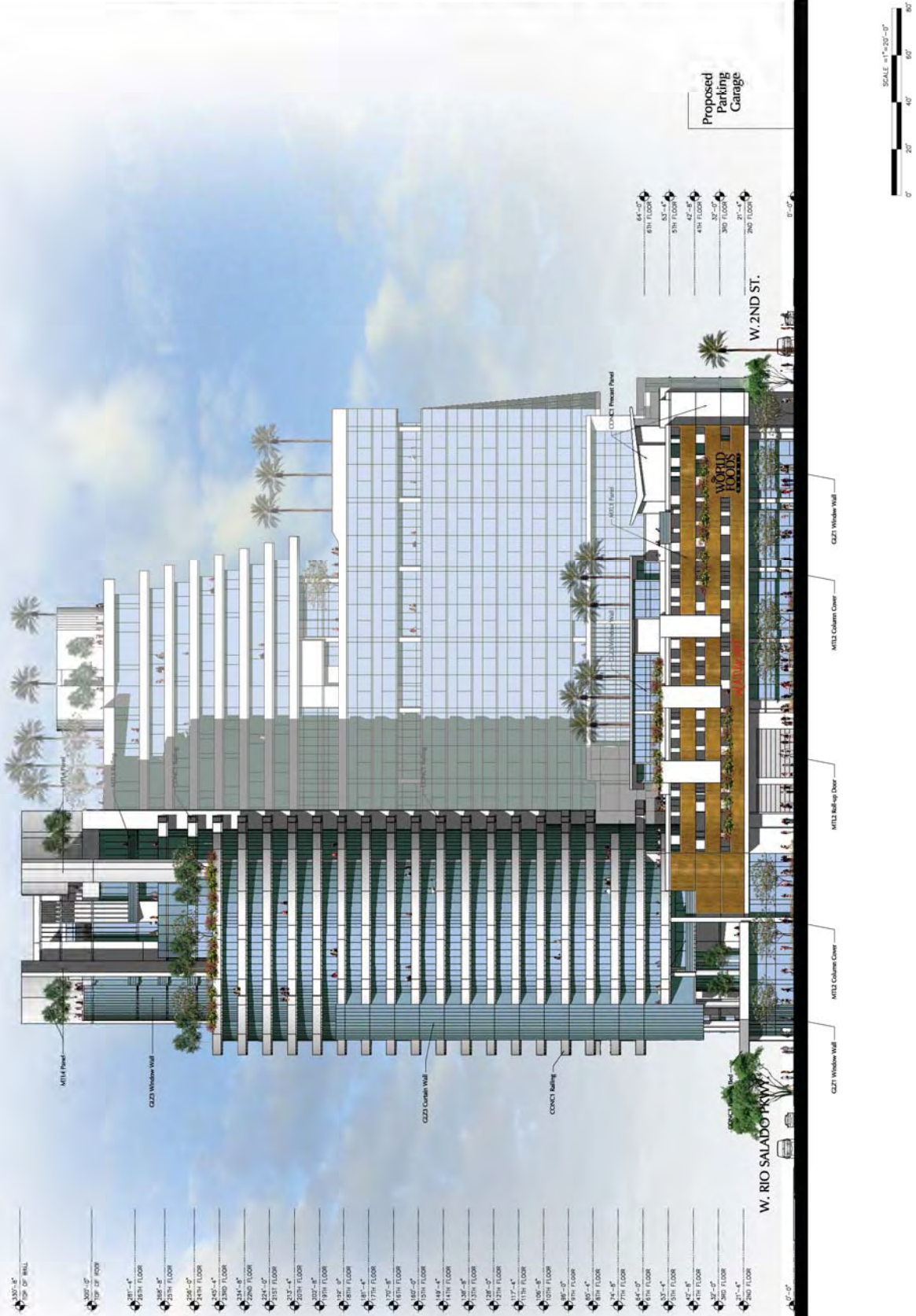
PAD 39.0
North Elevation

SUBMITTAL
03 OCT 2007
PROJECT # 06363



DS071054	PAD07021	REC07054
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PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



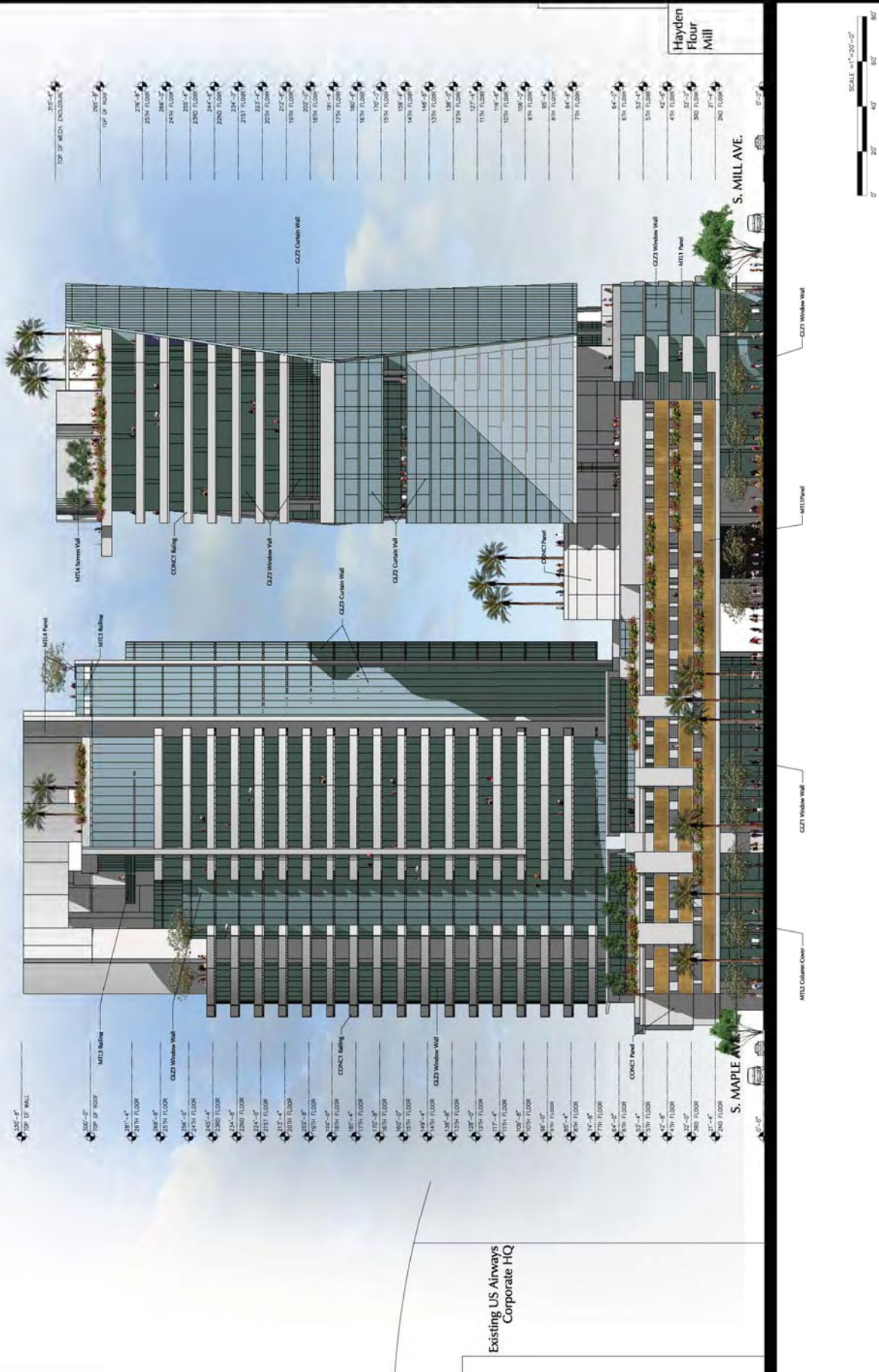
PAD 40.0
West Elevation
SUBMITTAL
03 OCT 2007
PROJECT # 06363

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

1000 Canyon Blvd
2405 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



DS071054	PAD07021	REC07054
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PAD 41.0
South Elevation

SUBMITTAL
03 OCT 2007
PROJECT # 06363

OFD ComoyeHedrick

2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.381.4848
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

ATTACHMENT 53

CITY OF TEMPE GENERAL NOTES

- ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG) SPECIFICATIONS AND DETAILS. THE CITY OF TEMPE SUPPLEMENT TO MAG SPECIFICATIONS AND DETAILS, CITY OF TEMPE, SHALL BE USED IN ADDITION TO THE MAG SPECIFICATIONS AND DETAILS, CITY OF TEMPE.
- A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS OF WAY.
- THE ENGINEERING DIVISION SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING INSPECTIONS.
- RIGHT OF WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 M.YLAR REPRODUCIBLE AS-BUILT PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
- LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND MANHOLES HAVE BEEN RESTORED TO THE PLANS AND DEDICATED AND ALL SURVEY MONUMENTS BE RE-SET AND ACCORDING TO THE PLANS.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR AS-BUILTS.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE (263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- ALL EXISTING STREET MONUMENTATION MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND FIELD VERTICALLY TO THE PLANS. ALL MONUMENTS SHALL BE FIELD VERIFIED AND FIELD NOTES, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.

CITY OF TEMPE DRAINAGE NOTES

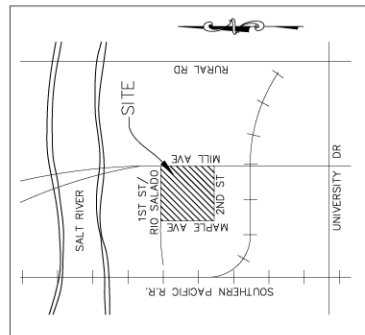
- A PUBLIC WORKS PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR THE ON-SITE DRAINAGE OF THE PROJECT.
- PRIOR TO ACCEPTANCE, THE OWNER/DEVELOPER SHALL FURNISH THE FOLLOWING:
 - DRAINAGE LOG AND CERTIFICATION OF COMPLIANCE FOR ALL DRY WELLS.
 - A 3 M.YL REPRODUCIBLE M.YLAR COPY OF THE APPROVED PLANS WITH THIS CERTIFICATION SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- "THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE UNDER MY SUPERVISION OF THE SUBPROJECT SITE AND THAT FINISH FLOOR ELEVATIONS AND THE ORIGINAL RETENTION REQUIREMENTS AS SHOWN ON THIS APPROVED PLAN."
- UNDERGROUND STORM WATER STORAGE SYSTEMS, WHEN USED AND SPECIFICALLY APPROVED IN WRITING BY THE CITY ENGINEER, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING, MAINTENANCE, AND REPAIR. THE CITY ENGINEER SHALL NOT ASSUME ANY LIABILITY OR RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING, AND/OR MAINTENANCE OF THIS SYSTEM. A DEDICATED RESTRICTION DESIGNED FOR THIS SYSTEM SHALL BE RECORDED. THIS SYSTEM SHALL NOT BE USED FOR ANY OTHER PURPOSES AND SHALL NOT BE ABANDONED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF TEMPE.

CITY OF TEMPE NOTES FOR UTILITY CONSTRUCTION

- THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED CONSTRUCTION PLANS AND APPROVED TRAFFIC CONTROL PLAN AT THE PROJECT SITE AT ALL TIMES.
- ALL UTILITIES CROSSING EXISTING CITY STREETS MUST BE BORED OR PUNCHED, WITHOUT PERMISSION TO OPEN CUT HAS BEEN GIVEN IN WRITING BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. BEFORE STARTING ANY STREET CLOSURE, THE CONTRACTOR SHALL OBTAIN A STREET CLOSURE PERMIT FROM THE CITY ENGINEER. A SEPARATE FIELD MEETING WITH THE PROJECT INSPECTOR TO VERIFY THAT ALL UTILITIES ARE LOCATED AND DEPTH REQUIREMENTS ARE MET.
- UTILITY COMPANIES ARE REQUIRED TO COORDINATE ALLEY WORK WITH THE REFUSE COLLECTION DEPARTMENT.
- THE UTILITY COMPANY SHALL CALL THE ENGINEERING DIVISION A MINIMUM OF 24 HOURS IN ADVANCE OF STARTING WORK GIVING LOCATION AND PERMIT NUMBER IN ORDER TO SCHEDULE INSPECTIONS. STATUS UPDATES SHALL BE MADE WEEKLY.
- ALIGNMENT ON PLANS MAY NOT DEVIATE MORE THAN 1' WITHOUT GETTING THE APPROVAL OF THE CITY OF TEMPE.
- ALL WORK REQUIRING ASPHALT REPLACEMENT, CONCRETE REPLACEMENT, OR OTHER MATERIALS SHALL BE DONE BY THE CITY ENGINEER'S REPRESENTATIVE AT THE TIME OF COMPLETION.
- ALL WORK PERFORMED IN THE CITY OF TEMPE'S RIGHT OF WAY SHALL BE GOVERNED BY THE LATEST CITY OF TEMPE TRAFFIC CONTROL AND BARRIAGE MANUAL.
- ALL ALLEY AND STREET EXCAVATIONS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY, OR ONE-SACK SLURRY BACKFILLED; ALL ALLEYS ARE TO BE SURFED WITH A MINIMUM OF 6" ABC AND REPAVED WITH THE SAME MATERIALS AND SPECIFICATIONS AS THE EXISTING PAVEMENT. THE SPECIFICATION OF DETAIL 1-450, THE APPROVED PLAN ALLEY GRADE SHALL NOT BE CHANGED BY MORE THAN ONE TENTH OF A FOOT IN A CROWNED ALLEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ORIGINAL CONSTRUCTION PAVED STREETS AND ALLEYS SHALL BE REPAVED IN A MANNER THAT MATCHES THE GRADE OF UNDISTURBED PAVEMENT BEFORE CONSTRUCTION.
- ABANDONED FACILITIES SHALL BE REMOVED.
- PROTECTIVE DEVICES ARE REQUIRED:
SECTION 29-4 OF THE "CODE OF THE CITY OF TEMPE, ARIZONA" REQUIRES THAT ANYONE WORKING WITHIN THE RIGHT OF WAY BE EQUIPPED WITH PROTECTIVE DEVICES. THESE PROTECTIVE DEVICES INCLUDE: ORANGE VEST (DAYTIME), ORANGE CONE (NIGHTTIME), AND/OR OTHER TRAFFIC CONTROL DEVICES AS REQUIRED BY THE CITY. ANY PERSON VIOLATING ANY OF THE PROVISIONS OF THIS SECTION SHALL BE GUILTY OF A MISDEMEANOR AND PUNISHABLE AS SET FORTH IN THE CITY OF TEMPE CODE. THE CITY OF TEMPE MAY, AT ITS DISCRETION, BE PUNISHABLE BY A FINE NOT EXCEEDING FIVE THOUSAND DOLLARS (\$5,000.00) PLUS APPLICABLE SURCHARGES, IMPRISONMENT, ETC.; FOR A TERM NOT EXCEEDING SIX (6) MONTHS, OR BY BOTH SUCH FINE AND IMPRISONMENT.

PRELIMINARY GRADING PLAN WITH UTILITIES 100 MILL AVENUE

A PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 1 N,
RANGE 4 E. OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF TEMPE, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NTS

SHEET INDEX

C1.00 COVER SHEET
C1.01 PRELIMINARY GRADING PLAN

ENGINEER

KPFF CONSULTING ENGINEERS
2800 NORTH CENTRAL AVE SUITE 1010
PHOENIX, ARIZONA 85004
PHONE (602) 284-1010
FAX: (602) 285-1010

OWNER/DEVELOPER

3W COMPANIES
15029 N. THOMPSON PEAK PARKWAY
SUITE B-111
PHOENIX, ARIZONA 85016
PHONE (602) 468-0000
FAX: (602) 465-7070

BASIS OF BEARINGS

MONUMENT LINE OF MILL AVE FROM 2ND STREET TO 1ST STREET N00°00'40"W
TEMPLE, ARIZONA

BENCHMARK

BENCHMARK #140
ELEVATION = 1182.30
CITY OF TEMPE DATUM

FLOOD ZONE

FIRM 04013C2165 G
JULY 19, 2001
ZONE "X"

UTILITY COMPANIES

WATER
CITY OF TEMPE
FIRE
CITY OF TEMPE
TELEPHONE
QWEST
ELECTRIC
SOUTHWEST GAS

APPROVED BY:

CITY OF TEMPE

DATE

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR

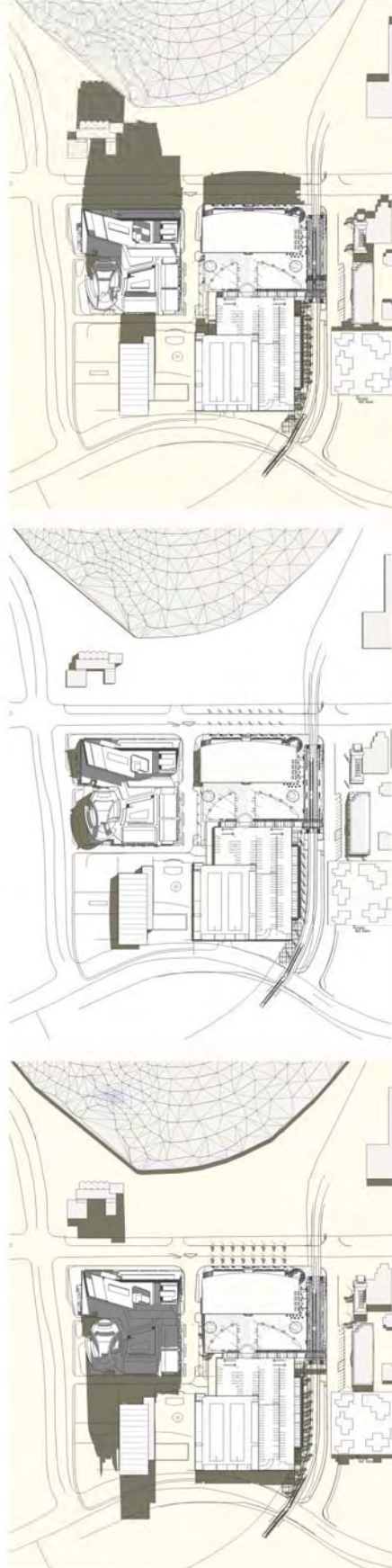
REGISTRATION NUMBER

C1.00

SHEET NO.

1 OF 2

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



JUNE 21st 9:00 A.M.

JUNE 21st 12:00 P.M.

JUNE 21st 4:00 P.M.

ONE HUNDRED MILL AVENUE
 3 WEST FIRST STREET
 TEMPE, ARIZONA
 DS071054 PAD07021 REC07054

NOT FOR CONSTRUCTION
 DRAWINGS OF A
 DEVELOPMENT APPROVAL
 ONLY

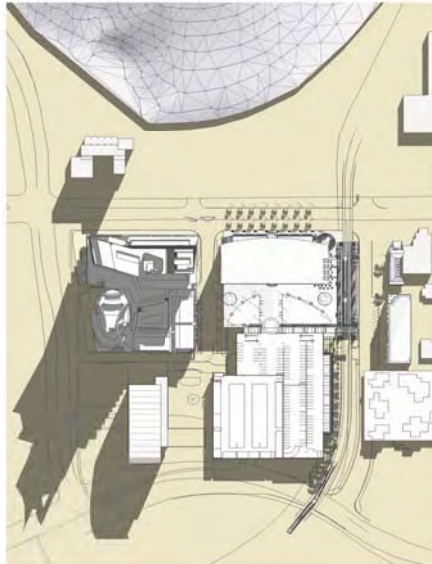
DPD tempe@cityoftempe.org
 2425 EAST CAMELBACK ROAD
 SUITE 100
 PHOENIX, ARIZONA 85016
 602.361.4448
 WWW.DPDCITY.COM

PAD 42.0
 Shading Study
 Summer Solstice

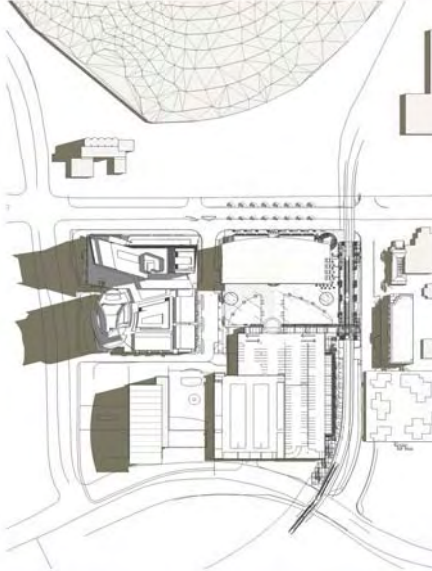
SUBMITTAL
 03 OCT 2007
 PROJECT # 06363

DS071054 PAD07021 REC07054

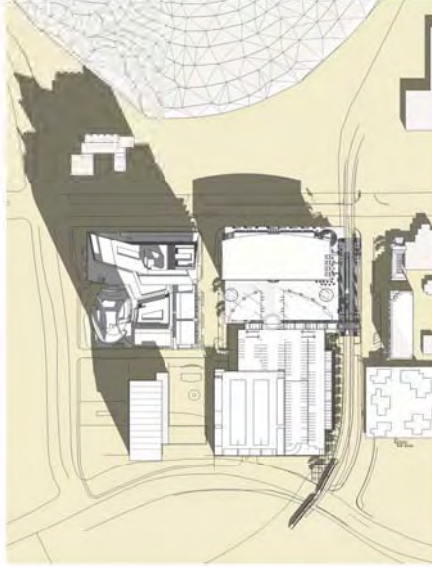
PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



MARCH/SEPT 21st 9:00 A.M.



MARCH/SEPT 21st 12:00 P.M.



MARCH/SEPT 21st 4:00 P.M.

DPD tempe@cityoftempe.gov
2425 EAST CAMELBACK ROAD
SUITE 200
PHOENIX, ARIZONA 85016
602.361.4448
WWW.DPDCITY.COM

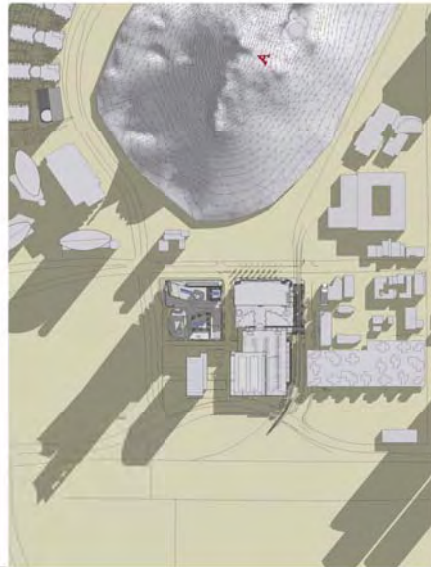
NOT FOR CONSTRUCTION
DRAWINGS OF A
PROPOSED DEVELOPMENT
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 43.0
Shading Study
Spring/Autumn Solstice
SUBMITTAL
03 OCT 2007
PROJECT # 06363

DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



JANUARY 21st 9:00 A.M.



JANUARY 21st 12:00 P.M.



JANUARY 21st 4:00 P.M.

2425 EAST CAMELBACK ROAD
 SUITE 200
 PHOENIX, ARIZONA 85016
 602.361.4448
 WWW.DFPCH.COM

NOT FOR CONSTRUCTION
 DRAWINGS OF A
 DEVELOPMENT APPROVAL
 ONLY

ONE HUNDRED MILL AVENUE
 3 WEST FIRST STREET
 TEMPE, ARIZONA
 DS071054 PAD07021 REC07054

PAD 44.0
 Shading Study
 Winter Solstice
 SUBMITTAL
 03 OCT 2007
 PROJECT # 06363

DS071054 PAD07021 REC07054



To Be Demolished

DFB Kennedy/Hedrick
06363
10 SEP 07

One Hundred Mill Avenue
Tempe, AZ
06363
10 SEP 07

Context Map



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16



17



18



19



20

DRB CommunityLink

CONSTRUCTION
SERVICE DELIVERY
SPACE PLANNING
FACILITY MANAGEMENT
LAND ACQUISITION
TRAVEL MANAGEMENT
PUBLIC DESIGN

One Hundred Mill Avenue
Tempe, AZ
06363
10 SEP 07

Context



21



22



23



24



25



26



27



28



29



30



31



32





To Be Demolished

37



To Be Demolished

38



To Be Demolished



To Be Demolished

39

40

September 25, 2007

TO: Lisa Collins, Deputy Director Development Services

FROM: Chris Wilson, Vice President Operations Downtown Tempe Community

RE:

A Downtown Tempe Community Review Team recently had the opportunity to review plans for the proposed project known as 100 Mill Avenue as presented by 3W Companies. After review, the team is overall supportive of the project as it creates a vital link between South Mill Avenue, North Mill Avenue, and Town Lake. However, there were several suggestions and recommendations put forth by the team which we wish to have considered:

1. Along the Maple Avenue and 2nd Street alignments, we recommend the elimination of any raised curbs in favor of an at grade parking and pedestrian plaza.
2. In order to improve pedestrian connections to Tempe Beach Park, we recommend the installation of a signalized pedestrian crossing across Rio Salado Parkway at the Maple Avenue alignment.
3. Serious consideration be given to vaulting all APS power equipment at the site to improve the pedestrian feel and overall appearance of the project.
4. In order to ensure that La Casa Vieja is adequately enhanced, we recommend that additional thought be put into the clearances above and around the historic structure to include additional step backs from the corner of Mill Avenue & Rio Salado Parkway.
5. This project will stand at the entrance to the Mill Avenue District. As such, we recommend that the developer partner with the City of Tempe, Suncor and Avenue Communities to create an entry feature at the intersection of Rio Salado Parkway and Mill Avenue. This feature could include gateway features, a roundabout and/or a statue of Carl Hayden to emphasize the importance and historical significance of the area.

Additionally, the committee expressed concern over the ability of La Casa Vieja to remain on the historic register following this development and would request that determination be made prior to moving forward.

Should you, your staff, the DRC or City Council have any questions about these recommendations, feel free to contact us. We would further like to request the opportunity to review any subsequent design changes to the project prior to final submittal to the DRC.



City of Phoenix
AVIATION DEPARTMENT

October 9, 2007

Ms. Lisa Collins
Deputy Development Services Manager
Planning Division
City of Tempe
P.O. Box 5002
Tempe, AZ 85280

Re: Height of Development for the "One Hundred Mill Avenue" Project

Dear Ms. Collins:

I am writing this letter to formally express our concerns regarding the maximum height of development for the One Hundred Mill Avenue (Monti's) project in Tempe. The proposed height of this building will adversely impact Sky Harbor Airport, one of Arizona's most important economic assets. It is our understanding that this case will go before the City of Tempe, Development Review Commission on October 23, 2007 and request that each member of the commission receive a copy of this letter.

Both, City of Phoenix and U.S. Airways personnel met with the developer on September 13, 2007, to discuss the planned development heights and the associated impacts to aircraft safety, efficiency, and capacity of the airport to serve air carrier operations. The developer indicated that they will not lower the building heights unless required to by the City of Tempe.

Currently the proposed 300 foot building height exceeds the One-Engine Inoperative (OEI) departure slope by approximately 80 feet. Federal Aviation Regulations require that airlines base all takeoff performance on the failure of one engine. **We believe the "safe height" of development is 1,375 feet above mean sea level or approximately 220 feet tall.** Attached is a map that references the development site in relationship to Sky Harbor's runways.

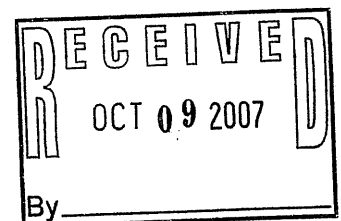
We encourage the City of Tempe to limit the allowable maximum height of development to fall below the OEI obstruction height for this project. This procedure is consistent for departing aircraft to the west over the City of Phoenix.



AIRPORTS COUNCIL
INTERNATIONAL

3400 Sky Harbor Boulevard • Phoenix, Arizona 85034-4420 • Phone (602) 273-3321 • FAX (602) 273-2100

Recycled Paper
ATTACHMENT 73



Airspace protection is a priority to the City of Phoenix and our stakeholder airlines. We believe that all reasonable measures should be taken to protect the airspace so that future aircraft operations can enjoy the efficiency, safety and payload capability that Sky Harbor currently possesses.

Thank you for the opportunity to comment on this important matter. We look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Danny W. Murphy", with a long horizontal flourish extending to the right.

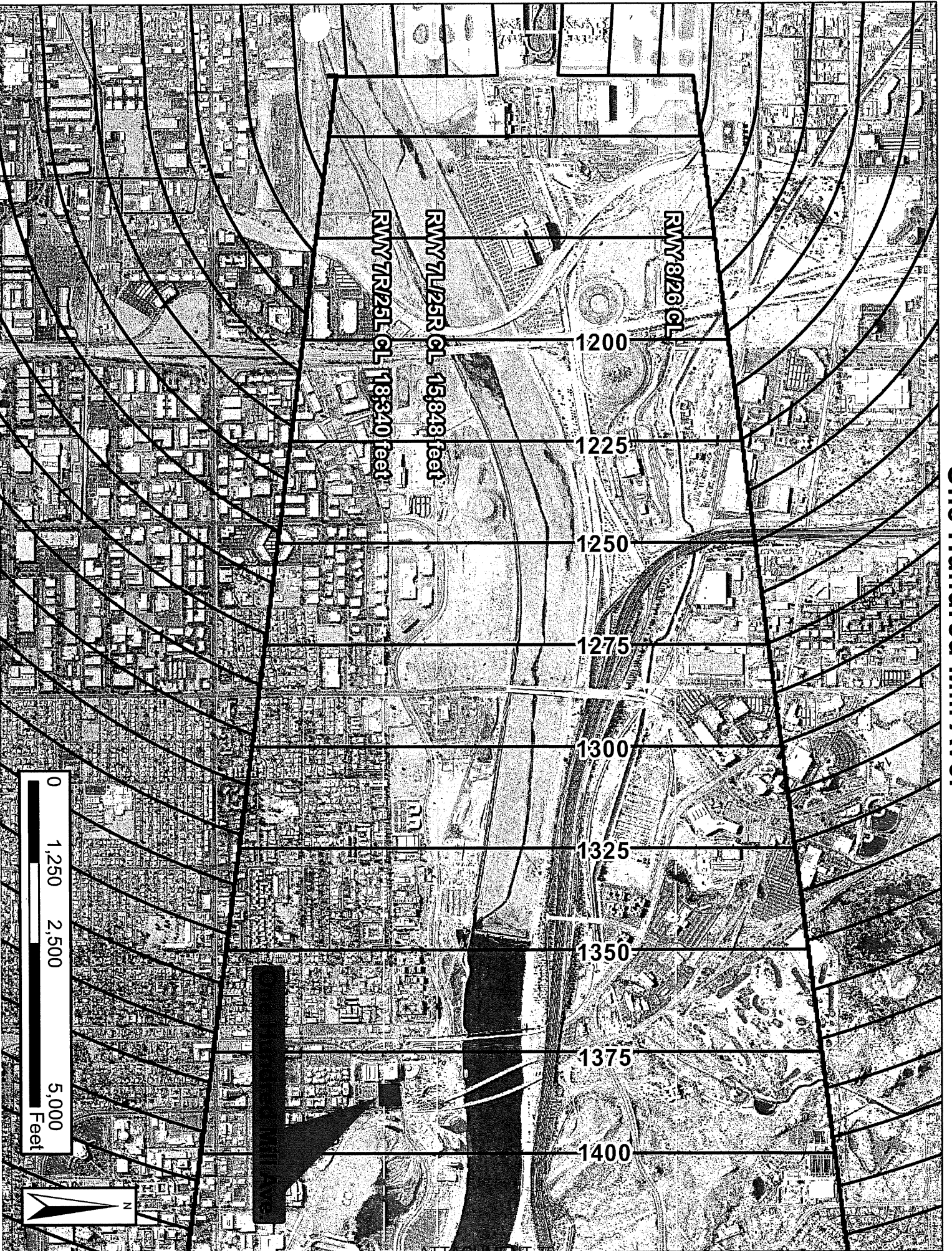
Danny W. Murphy
Aviation Director

Attachment

cc: Mark McClardy, Manager, Airports Division FAA, Western-Pacific Region
Jeff Kulaga, Interim City Manager, City of Tempe
David Krietor, Deputy City Manager, City of Phoenix
Christopher Anaradian, Development Services Manager
Michael Monti, property owner
Tony Wall, 3W Companies

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One Hundred Mill Ave.



Development Review Commission
31 East 5th Street
Tempe, AZ. 85281

October 18, 2007

RE: PAD07021
ZUP07137

Dear Commissioners,

I would like to voice my opposition to the proposed re-development of Monti's, One Hundred Mill Avenue. I have seen two presentations to date on this project and I cannot support this proposal as it stands now.

There were audible gasps from the audience when the artist rendering appeared on the screens at the THPC presentation on Sept. 18, 2007. The only thing recognizable was the style of font used in the Monti's sign. The 9 condominiums directly above the historic building are too much and hide the historic property. I would much rather see the parking garage and the historic La Casa Vieja than these modern steel and glass condos sitting on top of an 1890's adobe structure. It does not create a gateway to Tempe, it creates confusion.

It was mentioned that a geotechnical study had not been completed. I have great concern to what extent the original adobe structure will be damaged in the building of condo units directly above. This is simply over build and will take away from the little adobe house, if it survives the building process. What an unthinkable loss of such a wonderful piece of Tempe history in the name of progress.

This building is historically significant to not only Tempe, but to the State of Arizona as well. I appreciate the developer erecting a statue of Carl Hayden to honor his service to our state and community, but perhaps a better way to honor the Hayden family and Carl Hayden would be to not build these 9 condos over his birthplace.

Many words have been used about this project, High density, urban, preservation, progress, façade similar, great intersection, gateway, respect, change, money. You agonize about details on shrubs and trees, signs and parking. Perhaps you need to agonize about preserving the visual quality and integrity of this irreplaceable piece of our community history.

Instead of thinking 20 or 30 years down the road, why don't we think of Tempe like Rome or Athens and think of future Tempeans in 1000 years? We plan for future generations when we look to preserve green space, why not our historically significant landmarks?

Progress and preservation can be accomplished, but not with this plan.

Please consider denial of this plan as proposed.

Thank you for your service to our community,

Lisa Roach
534 W 15th St
Tempe, AZ. 85281